



## **APPENDIX E**

Urban Design Review, Clinton Bird  
Urban Design Limited (2020)

**PROPOSED COMPREHENSIVE CARE RETIREMENT VILLAGE  
RYMAN HEALTHCARE LIMITED**

**223 KOHIMARAMA ROAD AND 7 JOHN RYMER PLACE  
KOHIMARAMA  
AUCKLAND**



**URBAN DESIGN REVIEW**

**Prepared for:** Ryman Healthcare Limited

**Prepared by:** Clinton Bird Urban Design Limited  
P O Box 37 231  
Parnell  
Auckland 1151  
New Zealand

Office: +64 9 307 3735  
Mobile: +64 21 307 374  
Email: [cabird@orcon.net.nz](mailto:cabird@orcon.net.nz)

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*Effects on the wider context*

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**Annexure 1:** The list of the Ryman drawings and images upon which this report is based.

**Annexure 2:** Notes on the Shading Diagrams.

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## 1.0 EXECUTIVE SUMMARY

1.1 After examining the topography and existing features of the property at 223 Kohimarama Road and 7 John Rymer Place, Kohimarama (**Site**), as well as its surrounding context, I consider it is well suited for the proposed comprehensive care retirement village (**Proposed Village**).

1.2 The key urban design effects of the Proposed Village assessed in this report are:

- Any character effects on the wider context or streetscapes in the vicinity of the Site;
- Any visual dominance, overlooking/privacy, and/or shading effects on the Kohimarama Road residential properties immediately adjacent to the eastern boundary of the Site;
- Any visual dominance, overlooking/privacy, and/or shading effects on the John Rymer Place residential properties immediately adjacent to the southern boundary of the Site; and
- Any character, visual dominance, overlooking/privacy, and/or shading effects on the Selwyn College property immediately adjacent to the north-western boundary of the Site;
- Any on-site amenity effects for future residents; and
- Crime Prevention Through Environmental Design (**CPTED**) effects.

1.3 I have not identified any more than minor adverse urban design effects on the Site's neighbouring properties or on the wider Kohimarama environment. I have identified a small number of directly adjoining residential properties on Kohimarama Road and John Rymer Place that may be affected to a minor extent.

1.4 This report concludes that the Site is admirably suited for use for a retirement village. The Proposed Village has been designed in a manner that is both respectful of and responsive to its immediate and wider contexts.

1.5 It is considered that the 'integrated residential development' nature of the Proposed Village will make a positive addition to the character of the neighbourhood, and will be an efficient use of a large and valuable Site.

1.6 The Proposed Village will result in a high level of amenity for the residents living on the Site.

## **2.0 INTRODUCTION**

2.1 This report has been prepared on behalf of Ryman Healthcare Limited (**Ryman**).

2.2 The purpose of the report is to provide an assessment of the potential urban design effects of a Proposed Village on the Site.

2.3 This assessment should be considered in conjunction with the Landscape and Visual Assessment Report prepared by R. A. Skidmore Urban Design Limited and the visual simulations prepared by Ryman.

2.4 Clinton Bird Urban Design Limited has been involved in the Proposed Village's design since its inception. As a result of that involvement, the development of the Proposed Village has been subject to a number of iterations.

2.5 The author of this report has visited the Site and its surroundings on five separate occasions, the last being on 28 November 2019.

2.6 Except where stated otherwise, all photographs were taken by the author of this report, using a Nikon D7000 digital SLR camera with a 35mm digital SLR lens, which is the equivalent of a 50mm non-digital lens. Panoramic photographs consist of two or more 35mm digital photographs joined together using HP Photosmart Stitch software.

2.7 This report is based upon four sets of illustrations:

- i. Photographs of the Site and its context taken by the author and embedded in the text of this report;
- ii. Resource Consent Drawings, prepared by Beca architects and including 'RCT' within the drawing title;
- iii. Assessment Drawings, prepared by Beca architects and including 'ASM' within the drawing title; and
- iv. A3 format Visual Simulation Images VP01-VP10, prepared by Ryman.

2.8 All drawings were supplied to the author by Ryman. The RCT, ASM and VP drawing reference numbers are recorded in Annexure 1 to this report and in the references within the body of the report.

2.9 This urban design specialist report should be read with simultaneous reference to the AEE (in Volume 1), the Specialist Reports (in Volume 2) and all the RCT and ASM drawings (in Volume 3), submitted as part of the application for resource consent.

### 3.0 THE SITE, ITS BOUNDARIES AND ITS WIDER CONTEXT

#### *THE SITE*

3.1 The Site consists of an approximately 3.077 hectare property located at 223 Kohimarama Road, and a directly adjoining approximately 0.045 hectare property located at 7 John Rymer Place. The total Site area is approximately 3.1221 hectares (refer Figures 1, 2, 3 and 4).



**Figure 1: An aerial view of the Site. The Site's property boundaries are indicated by the red line and the Site itself indicated by the orange coloured overlay.**





**Figure 2: An aerial perspective of the Site (outlined in red), looking towards the south-west. Kohimarama Road can be seen in the lower left corner of the image.**

- 3.2 At approximately the midpoint along the north-western boundary, shared with Selwyn College, the undulating Site topography has an approximately 17m fall from the north-west down towards the south-east (from an RL of 45.0m to an RL of 28.0m).<sup>1</sup>
- 3.3 In broad terms the Site contains three key areas of vegetation:
- i. At the western end of the Site, where the land is at its steepest;
  - ii. At the eastern end of the Site near an intermittent stream, Kohimarama Road and the adjoining Kohimarama Road and John Rymer Place residential properties; and
  - iii. In the middle of the Site, where the vegetation forms an 'island'.
- 3.4 The narrow, tapered nature of the south-western boundary will retain much of its existing character. This end of the Site provides an outlook over the vegetated area to the south-west (refer Figures 1 to 4).

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<sup>1</sup> Refer 044-RCT-S01-A0-003: Existing Site Plan and 004-RCT-S01-A0-004: Proposed Site Plan with Aerial.

## ***THE SITE BOUNDARIES***

- 3.5 The Site boundaries are illustrated in Figures 3 and 4. The triangular-shaped Site has three main boundaries, each of which has a quite different character (refer Figures 3 and 4). A very short fourth boundary defines the south-western extent of the Site.
- 3.6 The north-eastern boundary has two distinct characters. One character is formed by approximately one third of the length of the boundary, which is occupied by the mature oak (on the adjoining College site) and the pohutukawa trees lining the Kohimarama Road.<sup>2</sup> The second boundary character is established by the existing Kohimarama Road rear lot houses, together with two properties accessed from John Rymer Place. These properties are at a similar or higher R.L. to the Site.<sup>3</sup>
- 3.7 The south-eastern boundary is fully lined with houses most of which occupy rear lots in John Rymer Place. These properties are generally set below the level of the Site's south-eastern boundary and have their private outdoor spaces facing north-westwards into the steeply upward-sloping Site.<sup>4</sup>
- 3.8 The longest, north-west oriented, boundary is shared with Selwyn College, on the highest edge of the Site. The Site has an interface with this educational institution's vehicular driveway, school buildings set well back from the boundary and a generally northern orientation away from the Site.<sup>5</sup>
- 3.9 The very short, heavily vegetated, south-western boundary provides views over the Eastern railway line towards St Johns and Meadowbank residential suburbs in the far distance.

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<sup>2</sup> Refer Figures 6 and 7.

<sup>3</sup> Refer Figures 8, 9, 14, 23, 24, 33 and 34.

<sup>4</sup> Refer Figures 10, 11, 12, 14, 15, 27 and 40.

<sup>5</sup> Refer Figures 13, 16, 17, 21 and 22.





**Figure 3: A Google Earth aerial photograph illustrating the location of the Site (outlined in red) within its Kohimarama context.**

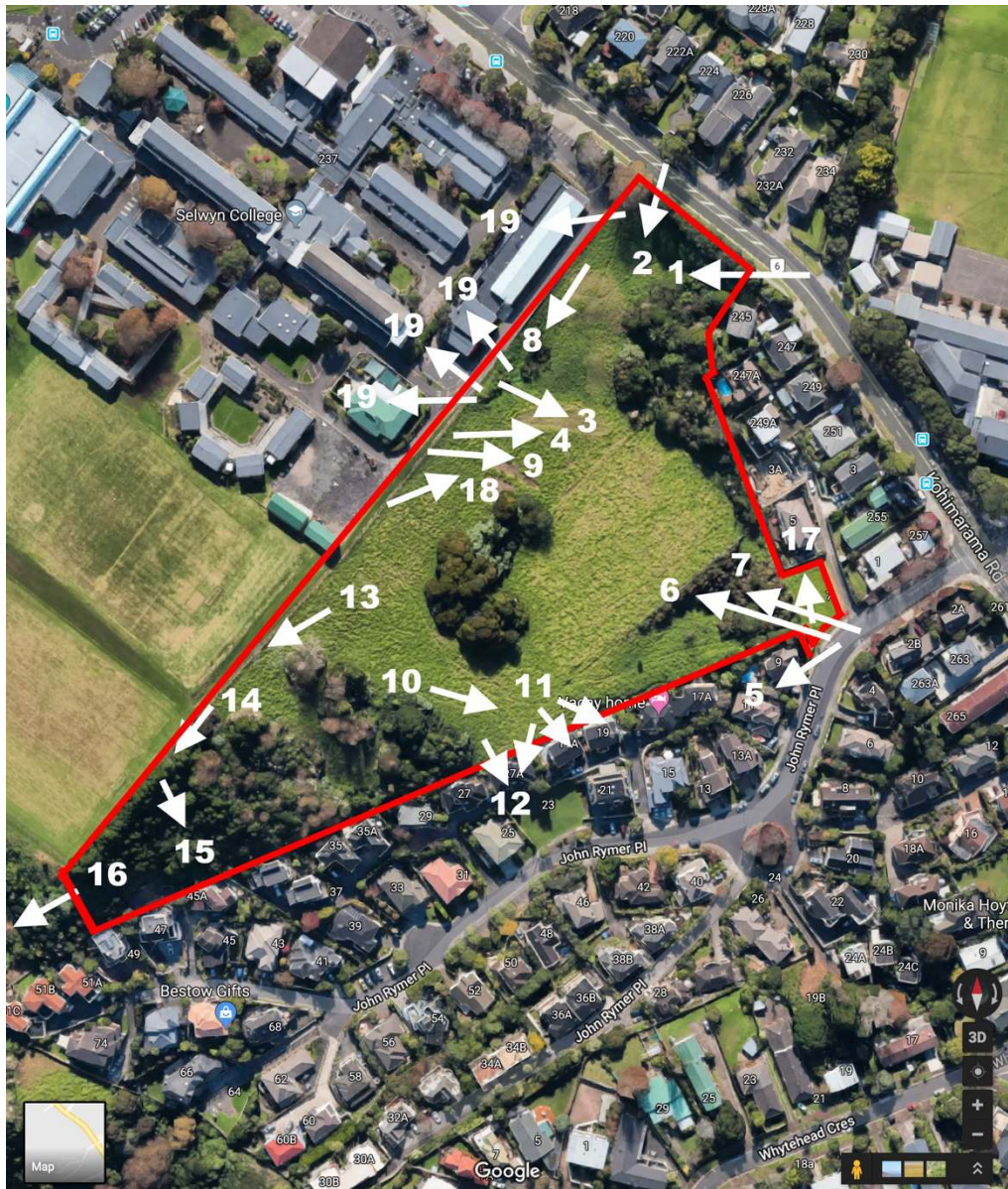




**Figure 4: A Google Earth aerial photograph of the Site (outlined in red) in its immediate context.**

3.10 Figure 5 illustrates the viewpoints from which the photographs of the Site boundaries and its neighbouring properties were taken.





**Figure 5: A Google Earth aerial photograph of the Site illustrating the viewpoints from which the photographs of the Site boundaries and its neighbouring properties were taken. The photographs from these locations are illustrated in Figures 6-42.**

***North-eastern boundary***

3.11 The Site’s north-eastern boundary fronts onto Kohimarama Road and adjoins a number of residential properties (refer Figures 5, 6, 7, 8 and 9).





**Figure 6: Viewpoint 1: The vegetated 223 Kohimarama Road boundary of the Site. One of the several Selwyn College buildings can be seen to the immediate right of the grey and gable roofed house on the left of the photograph. This house is at 245 Kohimarama Road and is owned by Selwyn College.**



**Figure 7: Viewpoint 2: A view into the Site through the vegetated Kohimarama Road boundary. The Site's boundary with Selwyn College is on the right of the photograph.**



**Figure 8: Viewpoint 3: The residential properties bordering the north-eastern boundary of the Site. From left to right the houses are situated at 247A and 249A Kohimarama Road and 3, 3A and 5 John Rymer Place.**



**Figure 9: Viewpoint 4: The Site vegetation adjoining the residential properties bordering the north-eastern boundary of the Site. From left to right these houses are at 247A and 249A Kohimarama Road and 3, 3A and 5 John Rymer Place.**

- 3.12 The boundary slopes from RL46.0 at its northern end to RL36.0 at its southern end.<sup>6</sup>

***South-eastern boundary***

- 3.13 The south-eastern boundary of the Site adjoins John Rymer Place (via the vacant number 7) (refer Figures 5, 10, 11, 12, 13, 14 and 15).

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<sup>6</sup> Refer 044-RCT-S01-A0-003: Existing Site Plan.





**Figure 10: View 5: A view of the residential character of John Rymer Place, looking south-west from near its intersection with Kohimarama Road.**



**Figure 11: View 6: A view into the Site from John Rymer Place.**



**Figure 12: View 7: The vacant 7 John Rymer Place, which forms part of the Site.**

- 3.14 The remainder of the Site's south-eastern boundary is bordered by the rear of the residential properties at 9, 17, 17A, 19, 19A, 27, 27A, 29, 35, 35A, 37, 45A and 47 John Rymer Place (refer Figures 4, 12, 13, 14 and 15).
- 3.15 Because the land slopes steeply to the south, many of the houses on the adjoining properties are built very close to their northern boundaries. As a result, many of their sites have been excavated to achieve near-level building platforms and/or outdoor living areas, hence many of the houses adjoining the Site's southern boundary are well below the level of the Site (refer Figures 13, 14 and 15).



**Figure 13: View 8: A view from the north-western (Selwyn College) boundary of the Site to the houses bordering the Site's southern boundary. The houses higher up the north-facing slope beyond have good views over the Site.**



**Figure 14: View 9: A view eastwards up the grassed area near the centre of the photograph to 7 John Rymer Place. The properties to the left of the grassed area are accessed from Kohimarama Road and those on the right from John Rymer Place.**



**Figure 15: View 10: The residential properties adjoining the southern boundary of the Site.**



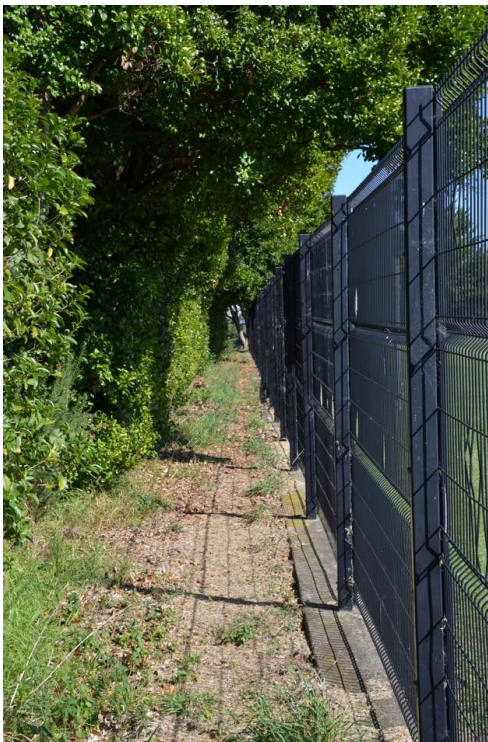
- 3.16 The boundary slopes from RL36.60 at its northern end to RL36.0 at its eastern end to RL32.2 at its western end.<sup>7</sup>

***South-western boundary***

- 3.17 The western boundary is very short, vegetated and is difficult to access because it traverses steeply sloping land (refer Figures 5, 18, 19, 20 and 21).



**Figure 16: View 13: A view south-westwards, from the north-eastern end of the vegetation screening the narrow end of the Site. The fence on the right of the photograph traces the Site's north-western boundary with Selwyn College.**



**Figure 17: View 14: The fenced north-western boundary with Selwyn College playing fields on the right. At the far centre of the image is the Site's western boundary.**

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<sup>7</sup> Refer 044-RCT-S01-A0-003: Existing Site Plan.



**Figure 18: View 15: The steeply sloping land to the left of the vegetation illustrated in Figure 19.**

- 3.18 The western boundary of the Site provides good views out over the eastern rail line to the St Johns and Meadowbank residential suburbs to the south-west, but the land in this area of the Site is difficult to access and narrow, constraining development options (refer Figure 21).



**Figure 19: View 16: The south-westward view from the narrow end of the Site, looking out over the St John's and Meadowbank residential suburbs.**

- 3.19 The boundary slopes from RL44.4 at its northern end to RL32.2 at its southern end.<sup>8</sup>

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<sup>8</sup> Refer 044-RCT-S01-A0-003: Existing Site Plan.

***North-western boundary***

- 3.20 The north-western boundary is formed by the grounds of Selwyn College (refer Figures 5, 22, 23 and 24).

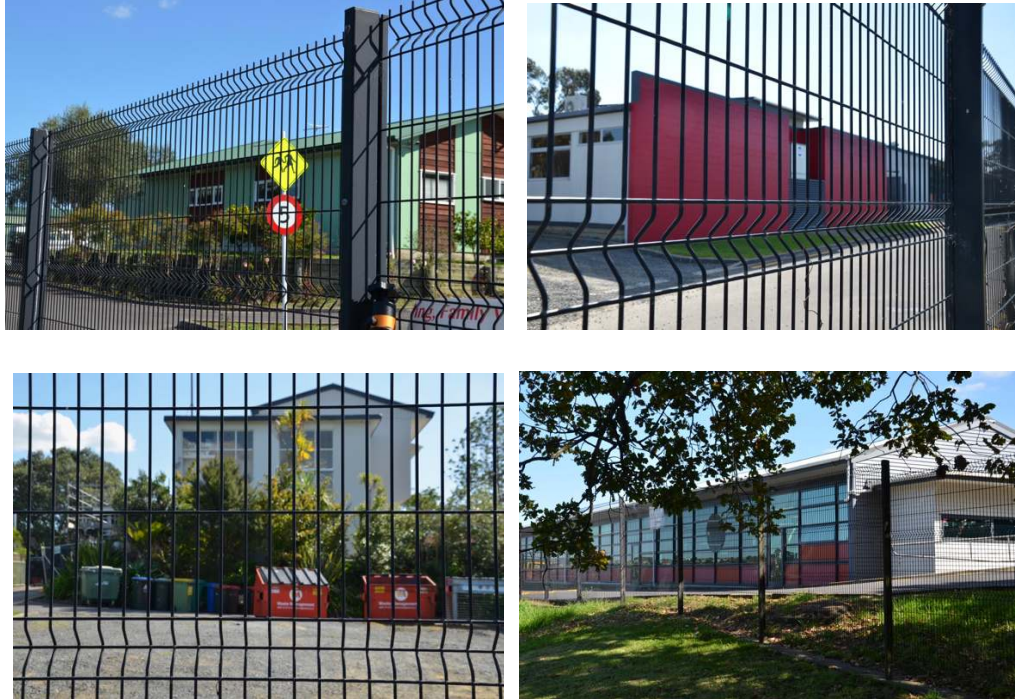


**Figure 20: View 17: A view, from 5 John Rymer Place’s shared driveway, of the Site’s north-western boundary with Selwyn College.**



**Figure 21: View 18: A view, from alongside the Site’s north-western boundary with Selwyn College, of the southward slope of the land. Kohimarama Road lies to the rear of the houses near the middle of the image.**





**Figure 22: View 19: Views of the variety of Selwyn College buildings near the Site's fenced northern boundary with Selwyn College.**

- 3.21 The boundary slopes from RL46.2 at its north-eastern end to RL42.4 at its south-western end.<sup>9</sup>
- 3.22 The Selwyn College buildings running from east to west alongside the Site's north-western boundary contain engineering and technology facilities (including metalwork, plastics, textiles, wood and digital classrooms), an early childhood centre and a garage. All buildings, except the garage, are separated from the boundary by an internal access road or a parking area. Sport fields run along the south-western end of this boundary.

### ***THE WIDER CONTEXT***

- 3.23 The Site is located in the suburb of Kohimarama, which is approximately 7.5 km to the east of the Auckland Central Business District. To its east lies St Heliers

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<sup>9</sup> Refer 044-RCT-S01-A0-004: Existing Site Plan.

Bay, to its north the Waitemata Harbour, to its south, Meadowbank and St John's and to its west, Mission Bay.<sup>10</sup>

- 3.24 The Site sits within a predominantly residential context of one and two storey detached houses of varying characters (refer Figures 25, 26, 27, 28 and 29).



**Figure 23: Residential properties on the west side of Kohimarama Road, just to the south of the Site frontage.**



**Figure 24: Residential properties on the western side of Kohimarama Road, just to the south-east of the Site frontage.**

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<sup>10</sup> Refer 044-S01-A0-002: Location Plan.





**Figure 25: Residential properties in John Rymer Place, to the south of the Site.**



**Figure 26: Residential properties in John Rymer Place, to the south of the Site.**



**Figure 27: Rear lot residential properties in John Rymer Place, which border the southern boundary of the Site.**

3.25 Although predominantly residential in character, the wider context also includes Selwyn College, the Barfoot and Thompson Stadium, the Eastern Bays Early

Childhood Centre, Eastern Bays Fitness Centre and the Selwyn Tennis Courts to the immediate north-west of the Site (refer Figures 2, 4 and 28).



**Figure 28: The Kohimarama frontage of Selwyn College. The Selwyn Tennis Courts are behind the trees on the far right of the image.**

3.26 To the north-east is St Thomas's School (refer Figure 29).



**Figure 29: St Thomas's School, on the corner of Kohimarama Road and Allum Street. The image on the left illustrates the corner frontage and that on the right, the Kohimarama Road frontage.**

3.27 To the east, on the corner of Kohimarama Road and Allum Street, opposite St Thomas's School is a small group of shops, cafés and restaurants (refer Figures 30 and 31).





**Figure 30: The small group of shops on the corner of Kohimarama Road and Allum Street, opposite St Thomas’s School, looking northwards.**



**Figure 31: The small group of shops on the corner of Kohimarama Road and Allum Street, opposite St Thomas’s School, from the corner of Kohimarama Road and John Rymer Place, looking eastwards.**

3.28 The character of the wider context is established collectively by the following key streets and open spaces.

3.29 Kohimarama Road is one of several north-south oriented arterial roads running down to the Waitemata Harbour waterfront. It carries a relatively concentrated and continuous flow of traffic and for this reason, many of the residential properties have tall fences and/or hedges on their street boundaries (refer Figures 32, 35, 36 and 37).



**Figure 32: A view of the western side of Kohimarama Road, from outside number 261 (2A John Rymer Place), just south of its intersection with John Rymer Place, looking south-eastwards.**



**Figure 33: A view of the western side of Kohimarama Road, from outside number 264 (St Thomas's School), looking south-westwards.**



**Figure 34: A view of the residential character on the western side of Kohimarama Road: Left: Looking northwards past 273 Kohimarama Road (1 Whytehead Crescent) towards the Site and Right: Looking south-eastwards between 249 and 247 Kohimarama Road towards the Site.**





**Figure 35: Left: A view of the residential character of 226 Kohimarama Road and, Right: 232 and 234 Kohimarama Road, directly opposite the northern corner of the Site.**

- 3.30 To the south-east of the Site, there is a triangular-shaped, public open space/park which has distant views of the Site (refer Figure 36).



**Figure 36: A view, from the triangular-shaped Kohimarama Road public open space, of the grassed Site (near the centre of the photograph) with the Selwyn College buildings silhouetted against the trees on the skyline.**

### ***John Rymer Place***

- 3.31 John Rymer Place is a cul-de-sac that splits into two forks not far from its intersection with Kohimarama Road (refer Figures 4, 39, 40 and 41). The street runs down to the west from the ridge traced by Kohimarama Road and tends to be characterised by more recently built houses than those on Kohimarama Road.



**Figure 37: A view of the intersection of John Rymer Place and Kohimarama Road, looking south-west.**



**Figure 38: A view down John Rymer Place, not far from its intersection with Kohimarama Road.**

3.32 The character of John Rymer Place is exclusively residential (refer Figures 5, 37, 38, 39 and 40).





**Figure 39: A view of the residential character of the more steeply downward sloping portion of John Rymer Place.**



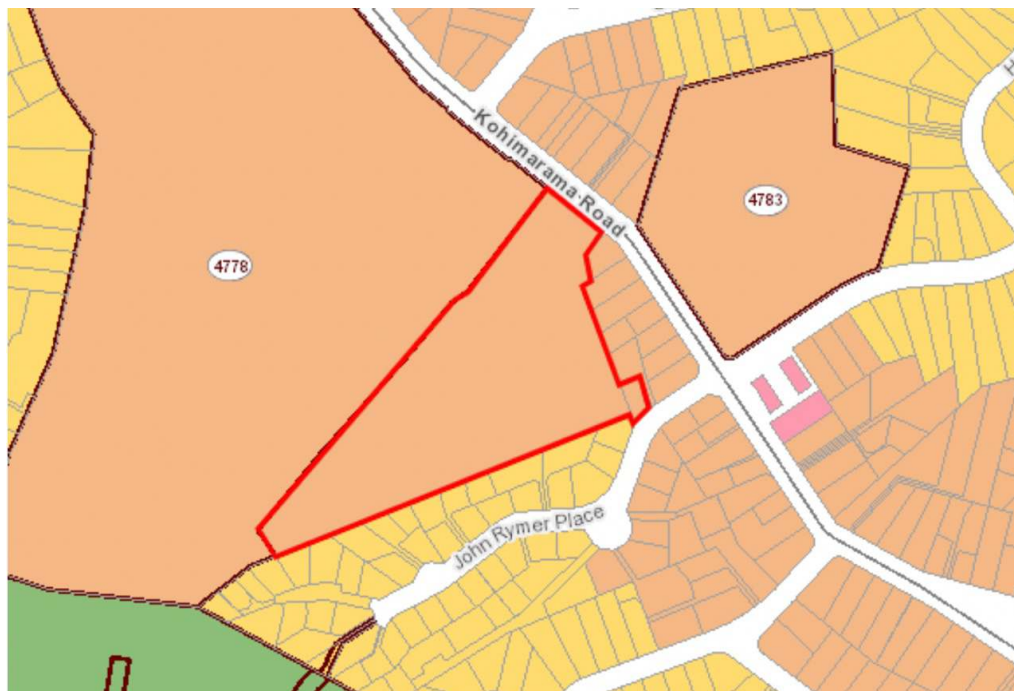
**Figure 40: A typical view from John Rymer Place of the rear lots on the northern side of the street. These properties adjoin the southern boundary of the Site and accommodate houses which are very close together.**

#### 4.0 THE PLANNING CONTEXT

4.1 The Assessment of Environmental Effects (AEE) accompanying the resource consent application provides a comprehensive analysis of the statutory planning documents that apply to the Site. The following paragraphs provide a summary of my understanding of the statutory planning framework as it informs my assessment of the potential urban design effects of the Proposed Village.

##### Zoning

4.2 Under the Auckland Unitary Plan (AUP), the Site is zoned Residential – Mixed Housing Urban (MHU) (refer Figure 41).



- Residential - Mixed Housing Suburban Zone ■
- Residential - Mixed Housing Urban Zone ■
- Open Space - Conservation Zone ■
- Business - Neighbourhood Centre Zone ■
- Designations

**Figure 41: The AUP zoning of the Site (outlined in red) and its surroundings.**

4.3 As illustrated in Figure 43, the Site is generally surrounded by land subject to the MHU zoning. The one exception is the John Rymer Place residential



subdivision to the south of the Site, which is zoned Mixed Housing Suburban (MHS).

### **Mixed Housing Urban Zone**

4.4 The MHU Zone is described in the AUP<sup>11</sup> as being a reasonably high intensity zone enabling a greater density of residential development than previously provided for. It is expected that the appearance of neighbourhoods within the zone will change over time - with development typically up to three storeys in a variety of sizes and forms (including detached dwellings, terrace housing and low-rise apartments). The MHU Zone is intended to increase the capacity and choice of housing within neighbourhoods as well as promoting walkable neighbourhoods, fostering a sense of community and increasing the vitality of centres.

4.5 The key outcomes sought by the objectives and policies in the MHU Zone Chapter of the AUP, as relevant to my assessment, include:

- The efficient use of larger sites;<sup>12</sup>
- Recognising the functional and operational requirements of activities and development;<sup>13</sup>
- The efficient use of the land for higher density residential living and an increase in housing capacity and choice (e.g. low-rise apartments and integrated residential development such as retirement villages);<sup>14</sup>
- The achievement of the neighbourhood's planned urban built character of predominantly three-storey buildings, in a variety of forms, surrounded by open space;<sup>15</sup>
- Attractive streets and public open spaces, including by optimising front yard landscaping;<sup>16</sup>

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<sup>11</sup> Section H5.1.

<sup>12</sup> Policy H5.3(9).

<sup>13</sup> Policy H5.3(9).

<sup>14</sup> Objective H5.3(10).

<sup>15</sup> Objective H5.2(2) and Policy H5.3(2).

<sup>16</sup> Policy H5.3(3).

- Maintaining a reasonable standard of sunlight access and privacy for, and the minimisation of visual dominance effects on, adjoining sites;<sup>17</sup>
- Quality on-site residential amenity for residents, including by providing privacy, outlook, daylight/sunlight and amenities;<sup>18</sup> and
- Safe streets and public open spaces, including by providing for passive surveillance.<sup>19</sup>

4.6 The built form standards that apply to the MHU Zone are documented in the AEE. However, I note by way of context for my assessment that a retirement village on the Site is a restricted discretionary activity and is subject to a building height standard of 11 m. Additional standards apply with respect to height-in-relation-to-boundary at adjacent properties and adjacent to lower-intensity zones, as well as minimum front and internal boundary yard setbacks (2.5 m and 1 m respectively).

#### **Assessment Matters**

4.7 As is detailed in the AEE, the Proposed Village requires resource consent for a restricted discretionary activity under Rule H5.4.1(A8), as well as under Rule C1.9 of the AUP as it will not comply with the building height and height in relation to boundary standards applying to the activity.

4.8 The relevant matters of discretion under these rules, as relevant to my assessment, relate to the following:<sup>20</sup>

- The effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from building intensity, scale, location, form and appearance;<sup>21</sup>

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17 Policy H5.3(4).

18 Objective H5.2(3) and Policy H5.3(5).

19 Policy H5.3(3).

20 Note, I understand outlook space, daylight, outdoor living space, and minimum dwelling size are not relevant to retirement villages (which are excluded from the definition of a dwelling).

21 Rule H5.8.1(3)(a).

- The following standards (all of which the proposal complies with):<sup>22</sup>
  - H5.6.9 Maximum impervious areas – 60%;
  - H5.6.10 Building coverage – 45%;
  - H5.6.11 Landscaped area – 35% of site, 50% of front yard;
  - H5.6.15 Front, side and rear fences and walls – 1.4-1.8m in the front yard, 2m in the side and rear yards.
- In relation to the building height and height in relation to boundary standards infringed, the following matters apply:<sup>23</sup>
  - Maintaining a reasonable standard of sunlight access and privacy to adjoining sites;
  - Minimising visual dominance effects to adjoining sites;
  - The planned urban built character of predominantly three storeys;
  - Roof form variation;
  - The effects of the infringement of the standard;
  - Residential amenity of neighbouring sites;<sup>24</sup>
  - Any special or unusual characteristic of the Site, which is relevant to the standard;<sup>25</sup> and
  - The characteristics of the development.<sup>26</sup>

4.10 The relevant objectives, policies and standards have informed the assessment of the Proposed Village in Section 7.0 of this report.

## **5.0 THE PROPOSED VILLAGE AND ITS DESIGN PHILOSOPHY**

5.1 This section of the report describes the key design components and characteristics of the Proposed Village and its underlying design philosophy.

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<sup>22</sup> Rule H5.8.1(3)(b).

<sup>23</sup> Rule H5.8.1(4)(b)&(c).

<sup>24</sup> Rule H5.8.1(4)(e).

<sup>25</sup> Rule H5.8.1(4)(f). (The challenges presented by the shape of the Site, its steeply rolling contours and the location, orientation and character of its neighbouring properties).

<sup>26</sup> Rule H5.8.1(4)(g).

## **The Proposed Village**

- 5.2 The Proposed Village is illustrated in the Beca Drawings listed in Annexure 1 of this report.
- 5.3 The Proposed Village is described in detail in the AEE, so it is only briefly described here.
- 5.4 The author was involved in the production and assessment of four different Site plan layouts and iterations.<sup>27</sup> The primary objective of these iterations was to achieve a functional retirement village layout, while minimising any infringements of the relevant AUP standards and potentially adverse character, amenity and shading effects on neighbouring residential properties, and the wider environment.
- 5.5 The changes made between iterations included:
- i. Reducing the number and altering the location of the apartment buildings. This involved removing what was at that time apartment building B07 (which was located at the south-eastern end of the Site) and allocating the 'lost' floor space across half of the floor plan footprint areas on the tops of Buildings B02 and B04, and extending Building B06 south-westwards. The current Building B07 houses the lift and stairwell connecting the underground car park with the bowling green level of the apartment building podium;
  - ii. Rotating the rectangular-shaped Building B05 from a north-west/south-east orientation to a north-east/south-west orientation; and
  - iii. Relocating the bowling green from the south of Building B03 to the top of the basement car park podium between Buildings B01, B02, B03, B04 and B05. This will provide a focus for the five surrounding buildings and activate what could otherwise have been a somewhat deserted podium, lacking in activity.

Site Master Plan

5.6 In summary, I understand the proposed Site Master Plan to be based upon the following (refer Figure 42):

- Locating the tallest buildings along the north-western (Selwyn College) boundary of the Site;
- Very generous set back of the buildings from the houses in John Rymer Place;
- Generous gaps between the buildings, in both north-south and east-west directions;
- The retention of a large areas of existing vegetation which will be supplemented by new planting;
- Basement parking beneath the bowling green podium and Building B01 to minimise on-grade car parking; and
- A highly convoluted floor plan footprint of the Village Centre (Building B01) to minimise its bulk.



**Figure 42: Volume 1: Drawing Number 044-RCT-S01-A0-004: Proposed Site Plan with Aerial *modified by the author*. This drawing was modified by the author using 'Photoshop' software. The areas shaded yellow illustrate the substantially wide gaps between and spaces around the buildings. These provide north-south and east-west views into, through and out of the Site.**

### Building Types

- 5.7 There are two main building types: The Village Centre (Building B01) and the independent living apartments (B02-B06 inclusive).
- 5.8 The Village Centre B01 contains basement parking on Levels 0 and 2, the assisted living suites, the care rooms, together with the communal facilities and amenities. The latter include the reception and administration areas, the communal lounge and dining areas, a bar, café, library, cinema, hair salon, shop, indoor pool, gymnasium, workshop, reflection room, etc. There are also 1 and 2 bedroom independent living apartments on Levels 4-6.
- 5.9 The independent living apartments B02-B06 contain 4 x one bedroom apartments with the remainder containing two and three bedrooms. The majority of the apartments have two external faces to optimize natural light and outlook. Most of the car parking is accommodated in the basement which forms a podium for the apartment buildings B02-B06 inclusive.

### Building elevations

- 5.10 The buildings elevations have been designed to create a ‘family’ of buildings, each with their individual character, but with some aspects in common (refer Figures 43 and 44).



**Figure 43: The south-east Site elevation (Drawing Number 044-RCT-S01-A2-010).**



**Figure 44: The south-west Site elevation (Drawing Number 044-RCT-S01-A2-010).**

- 5.11 The Village Centre (B01) has the largest building bulk. This bulk has been visually reduced by the highly convoluted floor plan footprint, creating wings orientated in different directions which project in and out to create exterior walls which are typically of a length that is residential in scale.<sup>28</sup> In addition, the exterior walls of B01 have been designed to be architecturally articulated and modulated through different combinations of silhouettes against the sky, elevational emphasis, proportions, cladding materials and colours.<sup>29</sup>
- 5.12 The architectural treatment of the elevations of Buildings B02-B06 deploys the ‘frame’, warm timber-toned balcony screens, and materials similar to those used on the Village Centre Building (B01).<sup>30</sup>

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<sup>28</sup> Refer 044-RCT-S01-A0-110: Site Roof Plan and Drawing Number 044-RCT-B01-A1-080: B01 Overall Roof Plan.

<sup>29</sup> Refer 044-RCT-B01-A2-010: B01 Elevations and Drawing Number 044-RCT-B01-A2-020: B01 Elevations.

<sup>30</sup> Refer 044-RCT-B02-A2-010: B02 North-west and North-east Elevations; 044-RCT-B02-A2-020: B02 South-west South-east elevations; 044-RCT-B03-A2-010: B03 North-west and North-east Elevations; 044-RCT-B04-A2-020: B03 South-west and South-east Elevations; 044-RCT-B04-A2-010: B04 North-west and North-east Elevations; 044-RCT-B04-A2-020: B04 South-west and South-east Elevations; 044-



5.13 The light brick colour used on Building B01 in the more open space, becomes progressively darker on the buildings moving across the Site to become the darkest on Building B06 sitting within the more densely vegetated landscape. This will provide a coherent and legible sequence of colour depth on the various buildings, which will assist with orientation and way-finding within the Site.<sup>31</sup>

5.14 Soffit colours have been subtly differentiated in tone across the Site, in concert with the gradation of brick cladding colours.<sup>32</sup>

5.15 Building sections

The various floor plan and cross-section drawings illustrate how the building forms have stepped heights *within* many of the building and *between* buildings. This has the positive effect of the buildings being responsive to and expressive of the downward sloping contours of the Site, from north-west to south. It also helps the buildings to avoid creating visual dominance effects.<sup>33</sup>

5.15 Sections B and C<sup>34</sup> illustrate how the Proposed Village Buildings B05 and B03, nearest to the John Rymer Place residential buildings to the immediate south of the Site's southern boundary, will respectively visually eclipse views from these neighbouring buildings of the taller buildings B04 and B02 adjoining the Site's northern boundary with Selwyn College.

5.16 A similar effect applies to views of Building B01 from the southern boundary of the Site.<sup>35</sup>

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RCT-B05-A2-010: B05 North-west and North-east Elevations; 044-RCT-B05-A2-020: B05 South-west and South-east Elevations; 044-RCT-B06-A2-010: B06 North-west and North-east Elevations; 044-RCT-B06-A2-020: B06 South-west and South-east Elevations; 044-RCT-B07-A1-010: B07 Core Plans and Elevations; 044-ASM-S01-A0-001, 044-ASM-S01-A0-002, 044-ASM-S01-A0-003 and 044-ASM-S01-A0-004.

<sup>31</sup> Refer 044-ASM-S01-A2-013 Exterior Materials and Finishes, 044-ASAM-S01-A2-010, 044-ASAM-S01-A2-011, and 044-ASAM-S01-A2-012.

<sup>32</sup> Ibid.

<sup>33</sup> Refer 044-RCT-S01-A3-020; 044-RCT-S01-A3-030; 044-RCT-S01-A3-040.

<sup>34</sup> Refer 044-RCT-S01-A3-020.

<sup>35</sup> Refer 044-RCT-S01-A3-030.

### Building height

- 5.17 All buildings encroach to varying degrees beyond the 11m permitted building height standard.
- 5.18 The greatest encroachments occur with Buildings B01, B02, B04 and B06 which are (with the exception of a relatively small southern component of Building B01) located alongside the north-western boundary with Selwyn College, well away from the John Rymer Place residential properties bordering the Site's southern boundary.<sup>36</sup> These dimensions range from 0.0m to 10.4m for Building B01, from 4.0m to 10.2m for B02, from 0.3m to 6.1m for B03, from 2.4 to 10m for B04, from 1.0m to 6.6 for B05 and from 0.6m to 10.4m for B06. Smaller encroachments generally occur in Buildings B01, B03 and B05 nearest, but still some significant distance from, the Site's southern boundary with the 'rear lot' John Rymer Place properties. These buildings' setbacks from the southern boundary range from 13.9m for Building B01, 20.4m for Building B03, 12.9m for Building B05 and 25.3m for Building B06. On the north-eastern boundary the Building B01 setbacks range from 18.3m to 6.9m.<sup>37</sup>
- 5.19 The effects of the areas of encroachment beyond the 11m permitted building height standard are assessed in Section 7.0 of this report.

### Height in relation to boundary (HIRB)

- 5.20 Along the north-western boundary of the Site, the HIRB rule is complied with except for two very small 'strips/slivers' of the roofs of Buildings B02 and B04.<sup>38</sup>
- 5.21 No HIRB control applies to the Site's Kohimarama Road frontage.<sup>39</sup>

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<sup>36</sup> Refer 044-RCT-S01-A3-040: Site Sections and Drawing Number 044-ASM-S01-A0-003: Height and Height in Relation to Boundary Infringements Schedule for height encroachment dimensions.

<sup>37</sup> Refer 044-RCT-S01-A0-050: Site Plan Level 3 Podium and Setbacks.

<sup>38</sup> Refer 044-RCT-S01-A3-020: Site Sections B and C.

<sup>39</sup> Refer 044-RCT-S01-A3-040: Site Sections, Section 1.

- 5.22 Along the eastern boundary of the Site, shared with the rear of the Kohimarama Road residential properties, the HIRB is fully complied with.<sup>40</sup>
- 5.23 The HIRB control along the southern boundary, shared with the John Rymer Place residential properties, is fully complied with.<sup>41</sup>
- 5.24 Drawing 044-ASM-S01-A2-020 illustrates cross sections A-A, B-B and C-C through the Site. These drawings illustrate sections through a hypothetical, AUP permitted standard compliant, more traditional residential development that could be built along the southern boundary of the Site. The drawing illustrates the potential effects from the Proposed Village compared to a hypothetical development on the John Rymer Place properties bordering the southern boundary of the Site.
- 5.25 The drawing illustrates how the first hypothetical buildings nearest the southern boundary would fully occupy the building bulk enabled by the HIRB recession plane well before the Proposed Village Buildings B03, B05 and B06 would. The same drawing also illustrates that a second series of hypothetical buildings higher up the slope of the Site would be visually screened by the location of the compliant buildings nearest the southern boundary.

*Landscape Master Plan*

- 5.26 The landscape design has been designed primarily to:
- Conserve and enhance the existing planting at the eastern and western ends of the Site;
  - Largely screen the lower levels of Buildings B01, B03 and B05 from view from the residential properties on the northern side of John Rymer Place and, in the case of Building B01, the western side of the Kohimarama Road residential properties;

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<sup>40</sup> Refer 044-RCT-S01-A3-040: Site Sections 2, 3 and 4.

<sup>41</sup> Refer Volume 1: Drawing Number 044-RCT-S01-A3-020 Site Sections A, B and C, Drawing Number 044-RCT-S01-A3-030 Site Sections D and E, and Drawing Number 044-RCT-S01-A3-040: Site Sections 1, 2, 3 and 4.

- Screen and soften the above-ground walls of the podium accommodating the ‘basement’ car park and forming the ‘constructed’ ground level for Buildings B02-B07; and
- Screen retaining walls (refer Figure 43).



**Figure 45: The proposed Kohimarama Retirement Village Landscape Master Plan prepared by Design Squared Landscape Architects, dated 12 February 2020.**

Site access and circulation

- 5.27 Drawing Number 044-ASM-S01-A0-010: Pedestrian and Vehicle Circulation Plan, illustrates how pedestrians and vehicles will be able to move around the Site without having to traverse the steep slopes of its underlying topography.
- 5.28 All apartment buildings connect via accessible pathways on the podium and/or in the basement car park to the Building B07 lift/stairwell opposite the porte cochere at the main entrance to Building B01. Building B07 is also directly connected with Building B01 by means of an underground tunnel. There is an accessible footpath leading from the John Rymer Place Site entrance to the main entrance to Building B01. A footbridge also enables direct pedestrian access from the eastern end of Building B01 directly onto the Kohimarama Road footpath, approximately midway between two bus stops on the same side of the road.

5.29 The Site access and circulation informs the assessment of urban design effects in Section 7.0 of this report.

#### Boundary fencing

5.30 There are three types of boundary fence, one for each of the John Rymer Place, Kohimarama Road and Selwyn College boundaries.<sup>42</sup> Fence Type 1 incorporates a Ryman Sign and marks the John Rymer Place boundary of and entrance to the Site, Fence Type 2 defines the Kohimarama Road frontage of the Site and Fence Type 3 runs along the eastern half of the Selwyn College boundary. Type 1 and 2 fences consist of a combination of brick pillars with visually permeable infill panels between, while the Type 3 fences consist entirely of vertical powder-coated aluminium railings.<sup>43</sup>

#### **Design Philosophy**

5.31 In summary, the design philosophy underlying the Proposed Village is as follows:

- i. To align with the relevant zone objectives and policies of the AUP and to comply with its relevant standards, as far as practicable, given the Site context and the Proposed Village's functional and operational requirements;
- ii. To limit any infringements of the relevant planning standards to a degree whereby any actual or potential adverse environmental effects arising from any infringement will be no more than minor on the Kohimarama residential and educational environment and/or its immediate neighbours;<sup>44</sup>
- iii. To utilise an integrated Village design to achieve a balance between building height and site coverage, and to make an efficient use of the large site;
- iv. To step the buildings within themselves and in concert with the generally south-sloping contours of the Site;

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<sup>42</sup> Refer 044-RCT-S01-A3-010: Site Fencing.

<sup>43</sup> Refer 044-RCT-S01-A3-010 Site Fencing.

<sup>44</sup> Policy H5.3(2) and (3).

- v. To respond to the operational and functional need to accommodate the Assisted Living Suites, care rooms and communal amenities within the same building (Building B01);
- vi. To reduce the visual scale of the operationally and functionally necessarily large footprint of the Village Centre (Building B01) by creating a convoluted floor plan footprint expressed three dimensionally in a series of architecturally articulated and modulated 'visually distinct' building forms, and by varying the building elevations and the palette of cladding materials and colours<sup>45 46</sup>;
- vii. To utilise consciously-shaped outdoor spaces between buildings in concert with the various landscape, road and pedestrian pathway components of the Site plan in a hierarchal manner to enhance orientation and way-finding within the Site;
- viii. To maximize the size and amenity of outdoor gardens by providing car parking in basements and keeping on-grade vehicular circulation pathways to a minimum;<sup>47</sup>
- ix. To utilize landscape elements shown in the Landscape Master Plan to reinforce and punctuate the urban design structure illustrated in the Site Master Plan;<sup>48</sup> and
- x. To deliver a visually attractive and operationally/functionally efficient comprehensive care retirement village of high residential amenity.

5.32 The influence of these ten aspects of the design philosophy on the design of the Proposed Village is illustrated in the Drawings.<sup>49</sup>

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<sup>45</sup> Refer 044-RCT-B01-A2-010: B01 Elevations, Volume 2 Drawing Numbers 044-ASM-S01-A0-001: 3D Perspectives, Drawing Number 044-ASM-S01-A0-002: 3D Perspectives, and Volume 2 Drawing Number 044-ASM-S01-A2-010: Exterior Material and Finishes).

<sup>46</sup> Policy H5.3(4).

<sup>47</sup> Policy H5.3(5).

<sup>48</sup> Refer 044-RCT-S01-A0-010.

<sup>49</sup> Refer 044-RCT-S01-A0-004: Proposed Site Plan with Aerial; 044-RCT-S01-A0-010: Site Master Plan; 044-RCT-S01-A3-020: Site Sections; 044-RCT-S01-A3-030: Site Sections; 044-RCT-S01-A3-040: Site Sections; 044-RCT-S01-A2-030: Axonometric of

## 6.0 ASSESSMENT METHODOLOGY

- 6.1 Urban design is *primarily* about the character and quality of the public realm and the level of amenity it offers its users.
- 6.2 In my experience, the primary concern of any urban design assessment is not the architectural design qualities of a proposal as such, but the way that the proposal is integrated into its surroundings through the quality of its design.
- 6.3 This assessment of urban design effects will focus on the public environment including streetscapes and the wider context. The assessment of effects on private environments beyond the Site will focus on residential amenity effects, being overlooking, loss of privacy, dominance and/or shading.
- 6.4 The assessment will also focus on the changes arising from the Proposed Village and whether these are positive or negative, noting that change is not, per se, a negative effect. These changes will be discussed with regard to the Site, its boundaries, neighbouring streets and the wider context.

### ***Assessment factors***

- 6.5 Urban design factors/documents that have informed my assessment of the Proposed Village include:
- 6.5.1 The AUP objectives, policies and standards, related to character and amenity (as outlined above);
- 6.5.2 The Auckland Design Manual (**ADM**). This document provides guidance on residential development scenarios such as small-scale infill housing developments and multi-unit developments. It has some relevance to a retirement village of the kind described and assessed in this report, particularly neighbourhood design, site design, outdoor spaces, apartment design and accommodating cars. The ADM's intention is to facilitate new residential development that is of good design and responds to its neighbours and local context as well as to

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Permitted Height and Drawing Number 044-RCT-S01-A2-020: Axonometric of Height in Relation to Boundary).

the needs of the people who live in it. I am familiar with the ADM and although I have not systematically assessed the Proposed Village against its various sections (Sites & Buildings, Streets & Parks, and Design Subjects), I am satisfied that Section 7.0 of this report implicitly considers the key objectives of these sections of the ADM and, to the extent that they are relevant to the Proposed Village, finds that they are met;

6.5.3 The ADM Design for Safety guidelines;

6.5.4 All the Beca Resource Consent (RCT) Drawings and Assessment (ASM) Drawings;<sup>50</sup>

6.5.5 Visual Simulations VP01-VP10. In considering these simulations I have focussed primarily on those with horizontal angles of view of 124 degrees and vertical fields of view of 55 degrees, because these comply with the recommendations of the New Zealand Institute of Landscape Architects' (NZILA) Best Practice Guide (for) Visual Simulations BPG 10.2. The Visual Simulations are assessed and commented upon in detail in the Landscape and Visual Effects Assessment report prepared by Rebecca Skidmore.

6.5.6 The comments of the Auckland Urban Design Panel, Te Rōpū Kaitohutohu Mahi Hoahoa ā-Tāone o Tāmaki Makaurau.

## **7.0 ASSESSMENT OF EFFECTS**

### **Effects on the wider context**

7.1 The Proposed Village will substantially change and intensify the urban form of its Kohimarama neighbourhood by building on a currently undeveloped site. However, the Site is not highly visible within the wider context, and simply being

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<sup>50</sup> Including the Shadow Studies for September (Volume 2 Drawing Numbers 044-ASM-S01-A4-010, 044-ASM-S01-A4-011, 044-ASM-S01-A4-012), December (Volume 2 Drawing Numbers 044-ASM-S01-A4-013, 044-ASM-S01-A4-014) and June (Volume 2 Drawing Number 044-RCT-S01-A4-015) and the separately bound A3 sized set of Visual Simulations from Viewpoints VP01-VP10 (044-RCT-VP1-Existing-B-A5-010; 044-RCT-S01-A5-011; 044-RCT-S01-A5-012; 044-RCT-S01-A5-013; and 044-RCT-S01-A5-014);



able to 'see' the Proposed Village or notice a change in the Site's visual appearance does not necessarily constitute an 'adverse effect'.

7.2 The Proposed Village is residential in character and will fit well with the predominantly residential character of the Site's wider context. Residential intensification is anticipated and consistent with the MHU zoning of the Site, including the intention to increase the capacity and choice of housing within neighbourhoods.

7.3 I consider the Proposed Village will have positive effects on the wider context for the following reasons:

- The Village will sit unobtrusively within its context and, with the possible exception of the residential properties to the south, be barely visible beyond the Site;
- It will increase the variety of residential building types and architectural styles for people to choose from in the Kohimarama area;
- The necessarily large building bulk and footprint of the Village centre (Building B01) has been successfully reduced in scale, as a result of its convoluted floor plan footprint and elevational articulation and modulation, to sit comfortably amongst the detached residential dwellings surrounding the Site;
- There will be generously scaled 'viewshaft' spaces between the various buildings and through the Site;
- There will be a substantial degree of landscape planting work, especially to the south of the Site;
- The high quality of building construction and materials used will ensure the long term durability of the Proposed Village;
- Car parking will largely be accommodated underground;
- The proximity of the Site to bus routes will enhance opportunities for people to travel by public transport; and
- The Village will increase the intensity of residential accommodation and reduce the effects of urban sprawl.

## **Effects on surrounding public streets (Kohimarama Road and John Rymer Place)**

### **Kohimarama Road**

#### *Visual character*

- 7.4 Kohimarama Road is visually characterised by one and two storey high, suburban residential buildings, interspersed with educational and retail activities.
- 7.5 The Proposed Village will result in a change to the visual character of the Site's interface with Kohimarama Road. Currently, the Kohimarama Road boundary of the Site offers glimpses through the pohutukawa vegetation on the boundary of the undeveloped land (refer VP01: 226 Kohimarama Road – Existing). From the same viewpoint (VP01) a small length of the proposed two storey north-eastern elevation of Building B01 will be visible but it will be lower than the pohutukawa trees on either of its sides. The architecture of the Proposed Village buildings will be different from that of the typical one and two storey detached houses characterising the neighbouring Kohimarama Road residential context. However, they will be residential in style and therefore consistent with that context. Also, the MHU zone anticipates that the appearance of the neighbourhood will change.<sup>51</sup>
- 7.6 The large oak tree on the Selwyn College site and the stand of pohutukawa trees on the Site's Kohimarama Road boundary, will be retained and enhanced by additional planting and an attractive brick pier and visually permeable vertical railing entrance gate and associated fencing. The proposed vehicular access to the Site from Kohimarama Road will be made easily visible by the proposed brick entrance gateway, fencing and signage. There will also be an access onto the Kohimarama Road footpath via a pedestrian bridge from Level 4 of Building B01. This will enhance the level of pedestrian usage of the Kohimarama Road footpath.
- 7.7 Much of Building B01 will be screened by the existing houses and vegetation aligned along Kohimarama Road. The stepped height of the Proposed Village's

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<sup>51</sup> Objective H5.2(2) and Policy H5.3(1)

buildings will follow the natural south-sloping contours of the Site. These parts of the new buildings will sit comfortably amongst the heights of the houses on residential properties to the south (refer VP01 and VP02).

- 7.8 When viewed from the north-eastern side of Kohimarama Road, opposite number 247, the Proposed Village will appear slightly higher than and eclipse existing views of the existing Selwyn College buildings (refer VP02). However, the upper parts of Buildings B01, B02 and B04 will continue to unobtrusively 'visually link' and provide continuity of the skyline formed by the pohutukawa trees along the street boundary and the rooftops of the houses at 245-251 Kohimarama Road.<sup>52</sup> The heights of both the existing and proposed buildings along Kohimarama Road will be varied and create an attractive silhouette against the sky.<sup>53</sup> It is considered that these design characteristics will have positive effects on the visual character of Kohimarama Road (refer VP01, VP02 and VP03).
- 7.9 Because the Site falls away from Kohimarama Road, the street frontage of the northern end of Building B01 will appear to be 1-2 storeys high, and well below the permitted height standard. The remainder of B01's north-eastern face will be largely screened by a combination of existing residential buildings, fences and vegetation fronting Kohimarama Road. Hence the differences in the visual character of both the Site and the Proposed Village will not be particularly obvious and/or significant from this public street space.<sup>54</sup>
- 7.10 Drawing 044-RCT-B01-A2-020: B01 Elevations illustrates how the height of the North East Elevation of Building B01 steps down towards the south to follow the slope of the Site. This will result in a building which will appear to be approximately 1-2 storeys high at its north-eastern (right-hand/Kohimarama Road) end and 1 storey high at its south-eastern (left-hand) end. These heights

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<sup>52</sup> Refer VP02 and 044-RCT-S01-A2-010: Site Elevations - Image 4: North East Site Elevation.

<sup>53</sup> Refer 044-RCT-S01-A2-010: Site Elevations – Image 4, 044-RCT-B0A2-020: B01 Elevations – Figures 1 and 2, and Visual Simulations VP01 (226 Kohimarama Road), VP02 (247 Kohimarama Road) and VP03 (Allum Street & Kohimarama Road).

<sup>54</sup> Refer 044-RCT-S01-A0-010: Site Master Plan, 044-RCT-S01-A2-010: Site Elevations – Section 4, 044-RCT-B01-A2-010: B01 Elevations, 044-RCT-B01-A2-020 – Figures 1 and 2: B01 Elevations and Visual Simulations VP01, VP02, VP03 and VP09.

are consistent with the visual character expectations of the MHU zone, which refer to buildings being 'predominantly three-storey buildings, in a variety of forms and surrounded by open space'.

- 7.11 The varied nature of the architectural treatment within Building B01 (including horizontal and pitched roof forms, variously 'framed' elevations and balconies, cladding materials and colours) and between Building B01 and other buildings on the Site, together with the differences in building form between the Proposed Village and the existing houses fronting onto Kohimarama Road will all coalesce to produce a varied character of forms for the users of Kohimarama Road.
- 7.12 The floor plan footprint projections and recessions towards and back from the north-eastern Site boundary will avoid any potential continuous wall effect of Building B01 when viewed from the Kohimarama Road street frontage.<sup>55</sup> And, in any event, no one on Kohimarama Road would ever view the length of the building.
- 7.13 Generous areas of landscaped and planted open space will surround the Proposed Village buildings and there will be substantial areas of similarly treated open space between the proposed buildings and those on the residential properties adjoining the Site. The front yard landscaping will improve the attractiveness of the Kohimarama streetscape in the vicinity of the Site.
- 7.14 Most of the north-eastern portion of Building B01 has been set further back from the street boundary than are the existing houses to the south of the Site's Kohimarama Road frontage. It is noted that the front yard setback of the Proposed Village is approximately 18m compared to the MHU zone's permitted standard of 2.5m. This is to enable the existing mature oak tree and stand of pohutukawa trees to be retained and for the front of Building B01 to more or less align with the front of the Selwyn College building, immediately to the north-west of the Site.<sup>56</sup>
- 7.15 Collectively, the characteristics of the Proposed Village design outlined above lead me to conclude that the Proposed Village will not adversely impact on the

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<sup>55</sup> Refer 044-RCT-S01-A0-004: Proposed Site Plan with Aerial.

<sup>56</sup> Refer 044-RCT-S01-A0-004: Proposed Site Plan with Aerial.

residential character of the Kohimarama Road context (refer VP01, VP02, VP03 and VP09). The effects on the visual character of Kohimarama Road will be positive. The Village will barely be able to be seen from Kohimarama Road. What will be visible will fit the anticipated residential intensity and character of the MHU zone. There will be other benefits from the enhanced planting in the generous frontyard set back, the variation in architectural design and expression, balconies overlooking and providing passive surveillance of the street, and enhanced activation of the Kohimarama Road footpath resulting from the Building B01 Level 4 pedestrian bridge.

Visual dominance

- 7.16 Visual dominance results from one element in a particular place or setting being more visually prominent than and/or drawing the eye away from other elements. Building height can play a significant role in creating adverse visual dominance effects, especially when there are large differences in the heights of adjacent buildings and/or one building is much taller than the generally similar heights of the buildings forming the taller building's context. Visual dominance effects can also occur when one building is markedly architecturally differentiated from the style of the buildings constituting its context. Differences in material can also play a part.
- 7.17 A relatively short length of the Village Centre Building B01 directly fronting onto the Site's Kohimarama Road frontage will exceed the AUP's 11m permitted building height standard, although it will appear to be 1-2 storeys high from street level.<sup>57</sup>
- 7.18 However, the sloping Site contours, the generous building setbacks, the heights of the various Selwyn College buildings and the existing vegetation, together with the width of the Kohimarama Road and the distance from the residential properties to the south-east of Building B01, prevent the proposed Building B01 height from resulting in any visual dominance effects. It is

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<sup>57</sup> Refer 044-RCT-S01-A0-004: Proposed Site Plan with Aerial and 044-RCT-S01-A2-010: Site Elevations – Image 4 and 004-RCT-B01-A2-020: B01 Elevations.



therefore considered that the Proposed Village will not give rise to any visual dominance effects on Kohimarama Road.

Loss of privacy/passive surveillance

- 7.19 A street is, by definition, a public space so any loss of privacy from overlooking is not considered to be a relevant effect in this context. The fenestration and balconies on the Kohimarama Road elevation of Building B01 will increase the degree of overlooking and passive surveillance of the street and help to make it safer. At the same time, these elements will not give rise to any overlooking or loss of privacy in relation to the neighbouring residential properties.

Conclusion

- 7.20 The Site is relatively rare in size and scale, and 'undeveloped' in character.
- 7.21 The Proposed Village is respectful of and responsive to the character and amenity of Kohimarama Road. Only buildings of 1-2 storeys in height will be perceived from Kohimarama Road, so the Proposal will present as having less than a predominantly 3 storey character (refer VP01, VP02 and VP03).
- 7.22 The Proposed Village will result in more of a mix of building ages and styles, including those of a more intensive residential character consistent with the expectation for the MHU zone. The Proposed Village will also better integrate the existing character of the Site into its residential/educational interface setting. Overall, the effects of the Proposed Village design on the visual character of Kohimarama Road are considered to be positive. The design will not give rise to any visual dominance effects, and the passive surveillance of the adjoining street will be enhanced.

**John Rymer Place**

Visual character

- 7.23 John Rymer Place is a residential cul-de-sac which slopes down from Kohimarama Road towards the south-west. Because of its relatively short length, its 'dead end' character and solely residential use, the street has a relatively low level of use. From the Proposed Village entrance at 7 John

Rymer Place, there is a relatively clear view into the Site.<sup>58</sup> There are also a series of small, fleeting glimpses into the Site above and through the narrow gaps between houses on the street's north-western side (refer Figures 11, 12 and 42, and VP05 and VP06).

- 7.24 The Proposed Village will result in the street taking on a more intensively built residential character on parts of its north-western side. This is anticipated by the Site's MHU zoning.
- 7.25 This change will result from the construction of Buildings B01, B03 and B05. Parts of Buildings B01, B03 and B05 will be visible from 7 John Rymer Place and through the gaps between and partially above the roofs of the existing John Rymer Place suburban, detached, houses (refer VP04, VP05 and VP06).
- 7.26 However, it is notable that Buildings B01, B03 and B05 are set back much further from the southern edge of the Site than the relevant permitted standard setback. This is because the greatest area of on-Site open space (occupied by the two-way vehicular driveway and its associated new vegetation) has been located immediately adjacent to the Site's southern boundary, facing John Rymer Place.
- 7.27 The three-dimensional forms of Buildings B01-B07 have been progressively stepped up the steeply sloping Site contours towards its northern boundary with Selwyn College. This stepped building form has been created both between and within buildings.<sup>59</sup> This aspect of the village design will gradually merge together the heights and visual scale of the existing rear lot properties in John Rymer Place and the proposed buildings on the Site. It is considered that this stepped approach to the Proposed Village building forms will result in the Proposal presenting as having a predominantly 2 - 3 storey character that will positively blend with and generally maintain the existing visual character of John Rymer Place (refer VP04).

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<sup>58</sup> Refer 044-RCT-S01-A0-010: Site Master Plan and Visual Simulation VP04.

<sup>59</sup> Refer 044-RCT-S01-A2-010: Site Elevations, Drawing Number 044-RCT-S01-A3-020: Site Sections, Drawing Number 044-RCT-S01-A3-030: Site Sections, and Drawing Number 044-RCT-S01-A3-040: Site Sections.

7.28 VP04 demonstrates that:

- i. The existing 2 storey house at 5 John Rymer Place appears to be higher than the proposed Building B01 (to its immediate left);
- ii. The proposed Building B01 appears to be 3 – 3.5 storeys high;
- iii. The visible parts of the proposed apartment Building B03 appear to be no more than 2 - 3 storeys high;
- iv. The visible parts of the proposed Building B05 appear to be no more than 1 – 1.5 storeys high, above the height of the existing house at 9 John Rymer Place;
- v. The proposed Building B03, to the left of the driveway, appears to be 2 storeys and of a similar height to the existing 2 storey house at 9 John Rymer Place;
- vi. The proposed Building B02 (alongside the north-western Site boundary and the tallest on the skyline) appears to be 3 storeys high;
- vii. The proposed Building B04 on the skyline (to the left of Building B02) appears to be 2 – 3 storeys high; and
- viii. The proposed Building B06 appears to be only 1-2 storeys high.

7.29 The upper levels of Buildings B01, B02, B04 and B06 located along the very distant northern edge of the Site will be visible above the lower levels of Building B01 and the upper levels of Buildings B03 and B05 (refer VP04). However, in some instances, views from John Rymer Place of the taller Buildings B01, B02, B04, and B06 will be screened by the intervening and interspersed lower, stepped forms and heights of Buildings B01, B03 and B05.<sup>60</sup>

7.30 The existing houses on the north-western side of John Rymer Place will largely screen and/or visually eclipse views of the Proposed Village from the street, except from the viewpoint locations illustrated in Visual Simulations VP04, VP05 and VP06. In addition, the very narrow gaps between John Rymer Place houses will constrain the views from the street of the Proposed Village to only

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<sup>60</sup> Refer VP04 and 044-RCT-S01-A0-004: Proposed Site Plan with Aerial.

'fleeting glimpses'. With the exception of the relatively more expansive view of the Proposed Village from its main (John Rymer Place) entrance, the existing visual character of the street will largely be maintained.

7.31 VP05 demonstrates that:

- i. The existing houses at 13 and 13A John Rymer Place largely obscure views of proposed Building B01;
- ii. That part of Building B01 not obscured by the houses at 13 and 13A John Rymer Place, is lower than the heights of the houses at 13 and 13A;
- iii. The existing house at 15 John Rymer Place largely obscures proposed Building B02, and that part of B02 not obscured appears to be no more than 3 storeys above the gable roof on the house at 15 John Rymer Place; and
- iv. The existing house at 21 John Rymer Place obscures the lower part of proposed Building B04, leaving the top 3 storeys visible.

7.32 VP06 demonstrates that:

- i. The existing orange tiled roof house at 31 John Rymer Place obscures all but the top 1.5 storeys of proposed Building B01;
- ii. The existing 'angled' house at 29 John Rymer Place (to the rear of the mid-grey plastered and dark grey tiled roof house at 33 John Rymer Place) obscures all but the upper 2 - 3 storeys of Building B03;
- iii. The two existing cream coloured plastered and dark brown tiled roofed houses at 35 and 35A John Rymer Place obscure the lower levels of proposed Building B05, leaving the top 3 storeys visible above; and
- iv. Overall, the proposed Buildings B01, B03 and B05 will appear from this viewpoint to be simply one more tier in a series of tiers of buildings stepping up the contours of the underlying landform. The existing buildings form the base tier, which is approximately two thirds of the total height of the tiers, with the proposed new Buildings B01, B03 and B05 representing approximately one third of the total overall height of built form.

- 7.33 The lower levels of the stepped building forms will partially and/or fully screen views of the taller components of the same and/or other buildings higher up the slope to their rear. Further, the gaps between the relatively small apartment building footprints, together with the variation in their roof forms, elevational treatment, balconies and cladding materials and colours will all ensure that the Proposed Village will fit unobtrusively and complementarily into its residential context.
- 7.34 The mere fact of the visible change from a vacant to a developed Site does not, per se, result in an adverse visual character effect (refer Visual Simulations VP04, VP05 and VP06).
- 7.35 Overall, it is considered that the effects of the Proposed Village on the visual character of John Rymer Place will be no more than minor and accord with the character anticipated by the Site's MHU zoning.

Visual dominance

- 7.36 The AUP's 11.0m permitted building height standard for the MHU zone will be infringed by parts of Buildings B01 - B06.<sup>61</sup> However, the set-backs of Buildings B01, B03, B05 and B06 from the Site's southern boundary with the existing John Rymer Place residential properties, considerably exceed the minimum permitted yard standard for the MHU zone.<sup>62</sup>

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<sup>61</sup> Refer 044-RCT-B01-A2-010: B01 Elevations, 044-RCT-B01-A2-020: B01 Elevations, 044-RCT-B02-A2-010: B02 North West and North East Elevations, 044-RCT-B02-A2-020: Building B02 South West and South East Elevations, 044-RCT-B03-A2-010: B03 North West and North East Elevations, 044-RCT-B03-A2-020: B03 South West and South East Elevations, 044-RCT-B04-A2-010: B04 North West and North East North West and North East Elevations, 044-RCT-B04-A2-020: B04 South West and South East Elevations, 044-RCT-B05-A2-010: B05 North West and North East Elevations, 044-RCT-B05-A2-020: B05 South West and South East Elevations, 044-RCT-B06-A2-010: B06 North West and North East Elevations, 044-RCT-B06-A2-020: B06 South West and South East Elevations, and VP04, VP05 and VP06.

<sup>62</sup> Drawing Number 044-RCT-S01-A0-050: Site Plan Level 3 Podium and Setbacks illustrates the following minimum building set-backs from the Site's southern boundary:

- Building B01: 5 storeys set back 13.9m;
- Building B03: 4 storeys set back 20.4m;
- Building B05: 2 storeys set back 12.9m;
- Building B06: 5 storeys set back 25.3m; and



- Podium Car Park: 1.5 storeys set back 25.1m.
- 7.37 The residential properties on the north-western side of John Rymer Place and/or the southern faces of Buildings B01, B03 and B05 will eclipse/screen views of those parts of Buildings B01, B02, and B04 that infringe the 11m permitted building height standard. Building B06's height breaches will not be screened by the proposed on-Site buildings, but its northern, western and southern faces will be largely screened by existing on-Site native planting which is proposed to be retained.<sup>63</sup>
- 7.38 In addition to the generous set-backs from the southern boundary of the Site and the relatively small floor plan footprints of Buildings B02-B06 the substantial gaps between Buildings B01-B06 will help to avoid any potential visual dominance effects arising from continuous unbroken lengths of building.
- 7.39 The John Rymer Place-facing Building B01 care room and apartment south-east elevations will also be architecturally articulated and modulated, with a variety of projections and recessions, roofline profiles, and a variety of materials and colours.<sup>64</sup> The building elevations will be subdivided into vertically expressed units, each one of which will have a horizontal width approximating the length of the typically detached John Rymer Place houses to its south.<sup>65</sup>
- 7.40 The John Rymer Place elevations of apartment buildings B03 and B05 will have highly glazed living rooms, corner balconies and relatively solid bedroom walls 'punctured' with windows. The elevations will have a variety of materials and colours. White 'frames' folded around the buildings' corner balconies will provide architecturally articulated and modulated corners and reduce the apparent height of the three and five storey buildings (refer Figure 46, and VP04, VP05 and VP06). These characteristics of the elevations facing John Rymer Place and its rear lot properties, together with their substantial set-backs from the Site's southern boundary, will mitigate any potentially adverse visual

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<sup>63</sup> Refer Landscape Master Plan, dated 3 October 2019.

<sup>64</sup> Refer 044-RCT-B01-A2-020: B01 Elevations (Images 3 and 4) and 044-ASM-S01-A2-010: Exterior Materials and Finishes.

<sup>65</sup> Refer 044-RCT-S01-A0-004: Proposed Site Plan with Aerial, 044-RCT-B01-A2-020: B01 Elevations – Image 2, and VP04 and VP05.

dominance effects of the buildings' overall heights and/or lengths on John Rymer Place.

- 7.41 When viewed from John Rymer Place, the scale and variations in the heights of Buildings B01, B03 and B05, together with their stepped roof lines, will create an attractively varied collection of building forms, progressively stepping up the slope to visually merge the existing John Rymer Place buildings with the heights of Buildings B02, B04 and B06 along the Site's north-western boundary. This will also create an attractively varied silhouette against the sky and minimize any dominance effects that might otherwise arise as a result of a single, continuously level roof line without any gaps between the various buildings.<sup>66</sup> This will support Policy H5.3(4).



**Figure 46: The South East Site Elevation on Beca Drawing Number 044-RCT-S01-A2-010: Site Elevations.**

- 7.42 The stepped forms of Buildings B01, B02, B04 and B06 near the boundary with Selwyn College will be visible above the lower part of Building B01 and the lower parts of Buildings B03 and B05 nearest John Rymer Place. These will lift the visible height of the built skyline above that currently created by the College buildings. However, it is considered that this arrangement of building forms and heights, with generous gaps between them, will result in a more varied, interesting and attractive silhouette against the sky, when viewed from John Rymer Place (and the properties adjoining the Site's southern boundary) (refer Figure 46 and VP04 and VP05).
- 7.43 The existing row of trees and, when mature, the new trees proposed to be planted along the south-eastern boundary of the Site will further enhance views from the street, but these are not relied upon to reduce the degree of any visual dominance effects (refer Figure 43).
- 7.44 There are no infringements of the Site's MHU-zoned HIRB standard along the southern boundary of the Site.

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<sup>66</sup> Refer 044-RCT-S01-A2-010: Site Elevations and VP04 and VP09.

- 7.45 Overall, it is considered that any actual and/or potential adverse visual dominance effects of the Proposed Village on John Rymer Place will be less than minor.

Overlooking/loss of privacy

- 7.46 A street is, by definition, a public space so any loss of privacy from overlooking is not considered to be a relevant effect in this context. Nevertheless, because of the substantial set-backs of Buildings B01, B03 and B05 from the Site's southern boundary, together with the width of the two-way vehicular access driveway and the significant new planting work, it is considered that any overlooking and/or loss of privacy effects on John Rymer Place will be less than minor.

Conclusion

- 7.47 It is considered that the Proposed Village is respectful of and responsive to the residential character and amenity of John Rymer Place. Taking into account the screening effects of the existing houses on the north-western side of John Rymer Place, the Proposed Village will present as a collection of predominantly 3 storey buildings stepping up the slope to the north-west of the John Rymer Place properties (refer VP04, VP05 and VP06). Any visual effects arising from the more intensively developed character of the Proposed Village reflect the difference in the development standards applying to the MHU zoning of the Ryman Site and those applying to the MHS-zoned residential properties in John Rymer Place. Overall, the effects of the Proposed Village on the visual character, visual dominance and/or overlooking and/or loss of privacy of and when within the John Rymer Place streetscape are considered to be less than minor.

**Effects on immediately neighbouring properties**

**Effects on Selwyn College**

Visual character

- 7.48 Selwyn College lies to the immediate north-west of the Site. It consists of a series of educational buildings, each with a different visual character. The educational character of the College buildings and grounds within the primarily

residential Kohimarama Road context, has established something of a landmark.

- 7.49 The uses of the College buildings, grounds, sports fields and other amenities by various members of the public, give the College a 'semi-public' character.
- 7.50 With the exception of the College building with the highly glazed southern face in the eastern-most corner of the school site, the buildings located along the south-eastern boundary of the College site are primarily oriented towards the north-west and away from the Site.
- 7.51 To the south-west (rear) of the College is a substantial open space which accommodates sports/playing fields.<sup>67</sup>
- 7.52 The visual character of the Proposed Village buildings will be different to that of the Selwyn College buildings, largely because of the differing architectural styles associated with accommodating different uses with different functional and operational requirements on each of the sites.
- 7.53 In this instance, only a few of the College buildings along this boundary have windows offering significant views to the south-east across the Site. These south-east facing windows also provide the interior of the building with a source of relatively consistent and even south light, without glare and shadows. There is a College vehicular driveway and metal swimming pool-type fence on the boundary between the College buildings and the Site.
- 7.54 The visual character of the existing outlook from Selwyn College towards the south-east will change significantly.<sup>68</sup> However, change in itself does not necessarily give rise to adverse effects.
- 7.55 It is considered that the expectations of outlook from a School are somewhat different to, and less than, those applying to a private residence. In that regard, it is considered that outlook does not form such a large and significant component of 'amenity' as may be the case with residential properties. Also, education generally requires an inward visual focus within the classroom / workshop / laboratory on the written word, computer screen, the teacher, etc.

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<sup>67</sup> Refer Figure 4 and 044-RCT-S01-A0-004: Proposed Site Plan with Aerial.

<sup>68</sup> Refer 044-RCT-S01-A2-010: Site Elevations – Image 1.



Outside activities such as sport tend to be focused on the players, playing field/s and the playing equipment.

- 7.56 Given that the MHU zoning anticipates an integrated residential development on the Site and given that Selwyn College is situated within a predominantly residential context, the visual character of the Proposed Village is considered to be appropriate. The bulk and scale of the Proposed Village's footprints will also increase its congruity with those characteristics of the College.
- 7.57 It is considered that the decision to locate the tallest buildings along the Site's northern boundary shared with Selwyn College, and create generous and well vegetated spaces between these buildings, will result in an optimal urban design outcome.
- 7.58 The substantial gaps between Buildings B01, B02, B04 and B06 will provide views from the College through the Site and beyond to the residential slopes of St Johns and Meadowbank beyond (refer Figure 44).
- 7.59 Overall, any effects of the Proposed Village on the visual character of the adjoining Selwyn College grounds and/or buildings are considered to be less than minor.

Visual dominance

- 7.60 The Proposed Village's buildings will lie virtually to the south-east of the Selwyn College buildings and alongside an existing College driveway extending for approximately 50% of the length of this boundary. The remaining 50% is bordered by playing fields.
- 7.61 The proposed buildings B01, B02, B04 and B06 are located along the north-western (highest) boundary of the Site, which is shared with Selwyn College. These buildings exceed the 11.0m permitted building height standard on the upside of the Site, adjacent to the Selwyn College boundary, by 0.0m - 2.7m, 4.1m - 4.9m, 3.7m - 4.8m and 0.6m - 4.0m respectively.<sup>69</sup>
- 7.62 From the generally single storey Selwyn College buildings near the Site's north-western boundary, Building B01 will appear to be two thirds of a storey in

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<sup>69</sup> Refer 044-ASM-S01-A0-003: Height and Height in Relation to Boundary Infringements Schedule.

height. Buildings B02, B04 and B06, which overlook a College car parking area and substantial areas of playing field to the immediate north-west of the Site will appear to be 4, 4 and 3 storeys in height respectively.<sup>70</sup>

7.63 Only the eaves of Buildings B02 and B04 infringe the HIRB standard along the north-western boundary with Selwyn College and any visual dominance effects arising as a result of these infringements are considered to be negligible.<sup>71</sup>

7.64 These negligible dominance effects are attributable to:

- the not too different building heights;
- the predominant orientation of Selwyn College buildings away from the Site;
- the building separation distances arising from the driveway and car parking areas bordering much of the common boundary;
- the largely utilitarian/service character of the nearby Selwyn College building;
- the architectural articulation and modulation of the apartment buildings, particularly the 'frames' around the corner balconies;
- the location of Buildings B04 and B06 relevant to the adjoining College playing fields; and
- the substantial, generously landscaped and planted gaps between Buildings B01, B02, B04 and B06.

7.65 It is considered that any actual and/or potential adverse visual dominance effects of the Proposed Village on the Selwyn College grounds and/or buildings will be less than minor.<sup>72</sup> In support of the above assessment, the side yard setback from the Selwyn College boundary varies between 9.1m and 12.8m

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<sup>70</sup> Refer 004-RCT-DS01-A0-004: Site Plan with Aerial and 004-RCT- S01-A2-010: Site Elevations – Image 1 - North West Site Elevation.

<sup>71</sup> Refer 044-RCT-S01-A3-020: Site Sections, 044-RCT-S01-A3-030; Site Sections, and 044-RCT-S01-A3-040: Site Sections.

<sup>72</sup> Refer 044-RCT-S01-A3-030: Site Sections, 044-RCT-S01-A3-040: Site Sections - Section 1 and 044-RCT-S01- A3-020: Site Sections.

which is, at a minimum, close to ten times more than the MHU permitted standard.<sup>73</sup>

7.66 Cross Section 1, running parallel with the common boundary between the Site and Selwyn College, illustrates that Buildings B01, B02 and B04 are approximately one storey higher than the 11m permitted building height standard.<sup>74</sup> Building B06 exceeds the permitted building height standard by between 1 and 2 storeys. However, Building B02 looks out over a College car park with the nearest building set back from the College's southern boundary some distance. Buildings B04 and B06 look out over the wide, open space of the Selwyn College playing fields, none of which contain any buildings. Overall, it is considered that any visual dominance effects of Buildings B01, B02, B04 and B06 on the Selwyn College buildings and/or grounds will be less than minor.

Overlooking/loss of privacy

7.67 Buildings B01, B02, B04 and B06 will have north-west facing windows providing the residents with light, sun and outlook. The residents in the upper one or two storeys could overlook the College driveway, its car parking areas, buildings and playing fields. However, because educational buildings do not typically rely on levels of residential privacy to establish and maintain their amenity, it is considered that any overlooking and/or loss of privacy effects on Selwyn College, will be less than minor.

7.68 On the contrary, the effects from the Buildings B04 and B06 overlooking the College's playing fields, will be positive in that they will provide passive surveillance of this land. Further, it is considered that these same passive surveillance benefits would apply to any areas of College land that are secluded as a result of College buildings lacking, or having a limited number of, windows facing the Site.

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<sup>73</sup> Refer 044-RCT-S01-A3-020: Site Sections and 004-RCT-S01-A3-030: Site Sections.

<sup>74</sup> Refer 044-RCT-S01-A3-040: Site Sections.

### Shading

- 7.69 On the 23 September Equinox, all shading from the Proposed Village on the sports playing fields will have gone by 9.00am. In mid-summer, there will be virtually no shading of any parts of the College buildings and/or grounds during the period 8.00am – 7.00pm, while in mid-winter any shading from the Proposed Village will occur before approximately 9.00am.
- 7.70 This shading is minimal because the Proposed Village lies to the south of the Selwyn College buildings and sports playgrounds, and because many of the existing and proposed new buildings will be set back from the Site's boundary with the College further than the yard standard. I therefore consider any adverse shading effects will be less than minor.<sup>75</sup>

### Conclusion

- 7.71 It is considered that the Proposed Village is respectful of and responsive to the educational character and amenity of Selwyn College. Any actual and/or potential visual character, dominance, overlooking/loss of privacy and/or shading effects on Selwyn College, arising from the Proposed Village, are considered to be positive or less than minor.

### **Effects on Kohimarama Road properties<sup>76</sup>**

#### Visual dominance

- 7.72 The private spaces, including balconies and decks, of the neighbouring Kohimarama Road residential properties (245, 247, 247A, 249A and 255 Kohimarama Road and 3A and 5 John Rymer Place) are moderately elevated above the adjoining levels of the Site's shared boundary (refer Figures 5, 8, 9, 11, 12 and 14 and Beca's Sections 2, 3 and 4.<sup>77</sup> The roof levels of the part of Building B01 in proximity to these property boundaries are of a similar height to

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<sup>75</sup> Refer 044-RCT-S01-A4-010: Shadow Studies - September, 044-RCT-S01-A4-011: Shadow Studies - September, 044-RCT-S01-A4-012: Shadow Studies - September, 044-RCT-S01-A4-013: Shadow Studies - December, 044-RCT-S01-A4-014: Shadow Studies - December, and 044-RCT-S01-A4-015: Shadow Studies - June.

<sup>76</sup> All references to Kohimarama Road properties in this section refer to numbers 245, 247, 247A, 249A and 255 Kohimarama Road and 3A and 5 John Rymer Place.

<sup>77</sup> Refer 044-RCT-S01-A3-040: Site Sections.



the roofs of the neighbouring Kohimarama Road and John Rymer Place houses.

7.73 There is also a band of vegetation along the eastern edge of the Site which will be retained and enhanced to partially screen views of the Village Centre (Building B01) (refer Figures 9, 10, 11 and 45). However, this planting is not relied upon in assessing the degree of any actual and/or potential visual dominance effects on the neighbouring Kohimarama Road properties.

7.74 The 3-4 storey high Building B01 will form the largest building block on the Site. However, the floor plan footprint of Building B01 has been highly convoluted around its edges, and its elevations architecturally articulated and modulated, to visually reduce its size and scale and to make it appear like a series of different buildings joined together.<sup>78</sup> The proposed new Village Centre (Building B01) will step down the slope of the Site from its high point in the north-west to its lowest point in the south, near the entrance to the Site from 7 John Rymer Place. This stepping down of the B01 building form will follow the slope of the Kohimarama Road residential plots adjoining the Site.

7.75 The unvaried length of any part of Building B01's exterior envelope rarely exceeds the total combined length of three typically suburban detached houses.<sup>79</sup> In some instances, there are components of Building B01's form that are no wider than the dimensions of single detached houses in Kohimarama Road.<sup>80</sup>



**Figure 47: The Indicative North East Elevation Perspective view of Building B01 (Volume 1 Drawing Number 044-RCT-B01-A2-020: B01 Elevations).**

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<sup>78</sup> Refer 044-RCT-S01-A0-010: Site Master Plan, 044-RCT-B01-A2-010: Site Elevations – Section 4 and 004-RCT-S01-A2-020: B01 Elevations – Sections 1 and 2.

<sup>79</sup> Refer 044-RCT-S01-A01-010: Site Master Plan.

<sup>80</sup> Refer Figures 47 and 48 and 044-RCT-S01-A0-010: Site Master Plan, and 044-RCT-S01-A2-010: Site Elevations – North East Site Elevation).



**Figure 48: The Indicative South East Elevation Perspective view of Building B01 (Volume 1 Drawing Number 044-RCT-B01-A2-020: B01 Elevations).**

- 7.76 In the vicinity of the neighbouring Kohimarama Road houses, Building B01 will exceed the 11m permitted building height plane by between approximately 0.8m and 3.8m.<sup>81</sup> These infringements are all a result of the slanting roof details on this part of Building B01. This building will however comply with the relevant HIRB recession plane standard applying to the north-eastern boundary of the Site.<sup>82</sup>
- 7.77 In this context, it is considered that the separation distances from the boundary shared with the private spaces of the 245, 247A and 249A Kohimarama Road and 3A and 5 John Rymer Place houses, their respective RLs, and Building B01's stepped height and architectural articulation and modulation, will ensure that any actual and/or potential adverse visual dominance effects of the Proposed Building B01, will be less than minor.
- 7.78 Overall, it is considered that any adverse visual dominance effects of Building B01 on the neighbouring Kohimarama Road and the 3A and 5 John Rymer Place residential properties will be less than minor.

Overlooking/loss of privacy

- 7.79 The private outdoor spaces of the residential properties on the north-western side of Kohimarama Road will face directly across the Site's north-eastern boundary towards the highly convoluted and architecturally articulated and modulated floor plan footprint of Building B01.

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<sup>81</sup> Refer Volume 1 Drawing 044-RCT-S01-A3-030: Site Sections (Section E - that part of Building B01 which is nearest the Kohimarama Road houses).

<sup>82</sup> Refer Sections 2, 3 and 4 on Volume 1 Drawing Number 044-RCT-S01-A3-040.

7.80 The floor plans have been organised to minimise the number of apartments facing north-east and south-east over the generously planted 18.30m, 6.90m, 15.60m, 16.70m, 10.50m and 12.60m set-backs of Building B01 along its boundary with the Kohimarama Road properties.<sup>83</sup> The majority of the Building B01 Levels 1-3 accommodation facing the rear of the Kohimarama Road properties comprises Assisted Living Suites (**ALS**), Assisted Living Care Suites (**ALCS**) and Dementia Care (**DM**) with narrow balconies which, I am advised, tend to be rarely used by the residents of this type of accommodation.<sup>84</sup> Only at Levels 4 and 5, do two 2 bedroom apartments with generous balconies for more independent residents enter the floor plan, near the northern-most wing of the plan footprint, which directly faces on to Kohimarama Road, through the existing Quercus Palustris tree and the row of pohutukawa trees which will be retained.<sup>85</sup> The floor plans of Building B01 have also been oriented at an angle to the Kohimarama Road houses so that the apartments and houses do not *directly* face each other.

7.81 It is therefore considered that any adverse overlooking and/or loss of privacy effects on the directly neighbouring Kohimarama Road houses will be less than minor.<sup>86</sup>

#### Shading

7.82 During the Equinox on 23 September the sun rises at 6.09am and sets at 6.17 pm. With the exception of a very small area of 245 Kohimarama Road, no residential properties in Kohimarama Road will be shaded by the Proposed Village before sometime between 3.00pm and 4.00pm. At approximately 4.00pm, only small areas of shadow will be cast along the north-western edges of the Kohimarama Road properties, but these will be lesser in extent than those which would result from a hypothetical structure on the Site built up to

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<sup>83</sup> Refer 044-RCT-S01-A3-040.

<sup>84</sup> Refer 044-RCT-B01-A1-020: B01 Floor Plan Level 1 Ground, Drawing Number 044-RCT-B01-A1-030: B01 Floor Plan Level 2, and Drawing Number 044-RCT-B01-A1-040: B01 Floor Plan Level 3.

<sup>85</sup> Refer 044-RCT-B01-A1-050: B01 Floor Plan Level 4 and Drawing Number 044-RCT-B01-A1-060: B01 Floor Plan Level 5.

<sup>86</sup> Rule H5.8.1(4)(b)&(c).

the AUP MHU Zone permitted height standards. From 5.00pm to 5.45pm, the shading of the Kohimarama Road properties progressively increases to the point where shadows will be cast over a part of the opposite (north-eastern) side of Kohimarama Road.<sup>87</sup> At 6.17pm (32 minutes after 5.45pm), the sun will set.

7.83 However, only after approximately 5.45pm will very small areas of this shading extend up to or exceed the shading that would be cast by a structure built to the permitted building envelope (**PBE**).<sup>88 89</sup>

7.84 Because the shadows are only small in area and only fall on neighbouring properties for short periods at the beginning and end of the day (before 8.00am and after approximately 4.00pm), it is considered that any adverse shading effects during the September Equinox will, even without relying on the PBE shading effects, be less than minor.

7.85 In mid-winter on 21 June the sun rises at 7.33am and sets at 5.11pm. At 8.30am the shading from the Proposed Village will shade the rear of the Kohimarama Road properties to varying degrees, but not more than the existing Site shadow extent.<sup>90</sup> Between 10am and 3.00pm, there will be no shading from the Proposed Village on the rear of any of the bordering Kohimarama Road properties or those at 3A and 5 John Rymer Place. At approximately 3.00pm the extent of shading will approximate that which would result from a hypothetical structure on the Site built up to the AUP MHU Zone permitted height standards. By 4.30pm shading will have covered all immediately neighbouring Kohimarama Road properties, those at 3A and 5

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<sup>87</sup> Refer 044-RCT-S01-A4-011.

<sup>88</sup> The term 'Permitted Building Envelope' is used here to refer to the three-dimensional building envelope that could theoretically result on the Site from applying all the permitted building setbacks, building height, maximum site coverage and minimum permeable surface standards, etc, enabled by the AUP MHU zone. The PBE is considered, but not relied on as the sole assessment tool in this assessment of and conclusion with regard to the potential shading effects.

<sup>89</sup> Refer 044-ASM-S01-A4-010: Shadow Studies - September, 044-ASM-S01-A4-011: Shadow Studies - September, and 044-ASM-S01-A4-012: Shadow Studies - September.

<sup>90</sup> Refer 044-ASM-S01-A4-015.



John Rymer Place, and reached the western edge of Kohimarama Road. However, even at this late time of the day (approximately 41 minutes before the sun sets at 5.11pm) in mid-winter, which always creates the worst-case shading scenario, virtually none of the shading on these properties will extend beyond that which would result from a structure on the Site built up to the bulk and location limits prescribed by the AUP MHU zone rules.<sup>91</sup>

- 7.86 It is therefore considered that any adverse shading effects during winter will be less than minor.
- 7.87 Mid-summer is on 22 December, the date when shading effects are minimized. Between sun rise at 5.58am and sunset at 8.40pm, shadows will be cast onto the private open spaces at the rear of properties on either side of Kohimarama Road from just before 5.00pm and progressively increase in area until sunset.<sup>92</sup> However, like other times of the year, the shadows cast by the Proposed Village in mid-summer on 22 December will be less than those that would be cast by a structure on the Site built up to the bulk and location limits prescribed by the AUP MHU zone rules.
- 7.88 It is therefore considered that any adverse shading effects during summer will be less than minor.

### Conclusion

- 7.89 Overall, it is considered that the Proposed Village will be respectful of and responsive to the Kohimarama Road residential properties adjoining the north-eastern boundary of the Site. Any visual dominance effects on the residential amenity of these properties from the intensity, scale, location, form and appearance of the Proposed Village will typically be less than minor.<sup>93</sup> Notwithstanding the infringements of the 11.0m permitted building height standard, a careful design combination of HIRB compliance, stepped building forms and generous boundary set-backs, together with the architectural articulation and modulation of the convoluted floor plan, will ensure that any actual and/or potential adverse overlooking/loss of privacy and/or shading

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<sup>91</sup> Refer 044-ASM-S01-A4-015

<sup>92</sup> Refer 044-ASM-S01-A4-013 and 044-ASM-S01-A4-014.

<sup>93</sup> Rule H5.8.1(3)(a).

effects of the Proposed Village on the private spaces of the neighbouring Kohimarama Road properties will be less than minor.<sup>94</sup>

**Effects on John Rymer Place properties**

Visual dominance

- 7.90 Buildings B01, B03 and B05 have been set back as far from the boundary with the John Rymer Place houses as is possible and substantially in excess of the MHU zone's permitted 1m side yard setback. They largely comply with the MHU zone's 11m permitted building height standard and fully comply with the HIRB controls at this MHU – MHS zone interface.
- 7.91 Buildings B01 - B06 will be located some considerable distance from the John Rymer Place properties and be of such a scale, height and/or character that any adverse visual dominance effects will be less than minor. The overall visual effect of the Proposed Village will be a series of stepped building forms following the underlying Site topography, with substantial gaps between. In accordance with the MHU zone's framework that enables intensive development, the substantial set-back of Buildings B01, B03 and B05 from the southern boundary, the two lane wide vehicular access driveway, the substantial planting, the stepped character of the building forms and the wide gaps between most of the six buildings, will ensure the neighbouring John Rymer Place properties will retain much of their sense of visual openness. In addition to the reasons outlined in paragraphs 5.23, 5.24 and 5.25 discussing the HIRB above, I consider that these factors will avoid any visual dominance effects of the Proposed Village, especially when compared with the potential visual dominance resulting from a hypothetical development of AUP compliant lower buildings that could be built much closer to the Site's boundary with these John Rymer Place properties.<sup>95</sup>
- 7.92 For properties fronting directly onto John Rymer Place, and given their distance from the Site, it is considered that any visual dominance effects from the Proposed Village will be less than minor. For properties directly adjacent to the south-eastern boundary of the Site and with their primary outlooks towards the

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<sup>94</sup> Rule H5.8.1(4)(b)&(c).

<sup>95</sup> Refer Drawing 044-ASM-S01-A2-020: Hypothetical Compliant Development.

Site, it is considered that any visual dominance effects on numbers 3A, 5, 9, 11, 17, 17A, 19, 19A, 27A, 27 and 29 John Rymer Place will be less than minor, while any visual dominance effects on numbers 3, 35, 35A, 37, 45A and 47, in the same street will be negligible. The differences in the degree of effect between the latter two groups of properties arises from the differences in the R.L.s of the landform, the proximity of the John Rymer Place properties to the common boundary, the south-eastern boundary set-backs and the heights of the Proposed Village buildings, any screening arising from planting on the neighbouring John Rymer Place properties, and any screening from both existing planting (to be retained) and proposed new planting on the Site.

Overlooking/loss of privacy

7.93 None of the Proposed Village buildings will overlook the John Rymer Place properties to the extent that overlooking will result in any significant loss of privacy within their private outdoor spaces.<sup>96</sup> This is considered to be the case because of:

- The substantial set-back of Buildings B01, B03 and B05 from the Site's south-eastern boundary;
- The stepped nature of the building forms;
- The proposed planting and the screening of the higher Buildings B01, B02, B04 and B06 situated further up the slope from the John Rymer Place properties; and
- The intervening lower levels of Building B01 and the full height of Buildings B03 and B05.

7.94 It is also considered that the Proposed Village will result in less overlooking and/or loss of privacy effects than would result from 2-3 storey houses built up to the AUP boundary set-back standard as it applies to the MHU and MHS zone interface shared by the Site and the John Rymer Place property boundaries.

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<sup>96</sup> Rule H5.8.1(4)(b)&(c).

7.95 It is therefore considered that any actual and/or potential adverse effects of the Proposed Village on overlooking/loss of privacy of John Rymer Place properties will be less than minor.

### Shading

7.96 Throughout the year, the degree of shading from the Proposed Village on each of the adjoining John Rymer Place properties will vary. The extent of these variations will be caused by the respective locations and heights of the Proposed Village buildings, the locations and heights of the various directly neighbouring properties along the length of the Site's southern boundary, the type and age of the adjoining vegetation, the variations in the Site contours and the time of the day/year.

7.97 In the September Equinox on 23 September the sun rises at 6.09am and sets at 6.17pm.<sup>97</sup> At 3.00pm during the September Equinox shading from the Proposed Village will just reach its southern boundary but none of the north-west facing private living spaces of the rear-lot John Rymer Place properties will be shaded by the Proposed Village. At 4.00pm the John Rymer Place properties will be shaded to varying degrees, some experiencing minor adverse effects (numbers 27A, 29, 35 and 35A as far as I am able to determine) and the remainder of the adjoining properties less than minor effects (numbers 9, 17, 17A, 19, 27, 37,45 and 47 as far as I am able to determine). At 5.45pm, all but numbers 9, 11 and 17A will be shaded by existing Site shadow, as far as I am able to determine. From this time onwards, shadows will progressively increase in area until sunset at 6.17pm. At the September Equinox, it is considered that any shading effects on the John Rymer Place properties directly adjoining the Site will vary between minor and less than minor. In addition, the shading effects throughout the day will be less than would arise from a structure/structures built to the PBE.

7.98 Although it doesn't apply due to the HIRB compliance, I note that the shading effects will accord with the AUP Assessment Criteria H5.8.2.(5)(a)(ii) Sunlight access. The outdoor living spaces of the John Rymer Place properties immediately adjoining the southern boundary of the Site will receive six hours

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<sup>97</sup> Refer Shadow Studies – September: 044-ASM-S01-A4-010, 044-ASM-S01-A4-011 and 044-ASM-S01-A4-012.

of sunlight between the hours of 9.00am and 3.00pm during the Equinox (23 September), whereas the criterion requires only 4 hours of sunlight between 9.00am and 4.00pm.

- 7.99 Mid-winter always presents the worst case shading scenario of any time of the year. In Mid-winter on 21 June the sun rises at 7.33am and sets at 5.11pm.<sup>98</sup> At 10.00am, four small areas of Proposed Village shadow will begin to creep onto the rear, northern sides of numbers 19, 29, 35, 35A and 45A) John Rymer Place, as far as I am able to determine. These shading effects are considered to be less than minor.
- 7.100 Approximately 2.0 hours later, at 12.00pm, the Proposed Village will begin to cast slightly larger triangular shaped shadows intermittently along the rear of the John Rymer Place properties. These shadows will fall onto numbers 17, 17A, 27, 29, 37 and 45A, as far as I am able to determine, and any adverse shading effects are considered be minor.
- 7.101 At 3.00pm, the gaps between Buildings B01-B06 begin to enable sunlight to pass through them and reach some of the John Rymer Place properties. However, all properties will be shaded as a result of the existing Site shadow extent. For this reason, any shading effects from the Proposed Village on all John Rymer Place properties directly bordering the Site are considered to be insignificant.
- 7.102 At 4.30pm (41 minutes before sunset) the angle of sun is so low that, with the exception of number 9, all the John Rymer Place properties directly bordering the Site will be shaded as a result of the existing site shading extent. This is caused by the steep existing slope of the vacant land.
- 7.103 Overall, in mid-winter it is considered that any shading effects on the John Rymer Place properties directly adjoining the Site will vary between minor and less than minor. In addition, the Proposed Village buildings do not cast additional shadows beyond the shading that would be expected from structures built to the PBE (except for a small area at 3.00pm), notwithstanding that the PBE is not the sole effects assessment tool used in this assessment.

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<sup>98</sup> Refer Shadow Studies – June: 044-ASM-S01-A4-015.



7.104 On 22 December, in mid-summer, the sun rises 5.58am and sets at 8.40pm.<sup>99</sup> Throughout this period, no shadows are cast beyond the Site from 7.00pm onwards, when shade will begin to creep onto the eastern boundary of the Site as a result of the existing sloping topography, but not the Proposed Village. These shading effects can be explained by the combination of the distance between the proposed buildings and John Rymer Place, the set-backs of Buildings B01, B03 and B05, the stepping down south-westwards of Building B06, and the area of the Site's open space to the north of the John Rymer Place properties comprising the retirement village's east-west through road. In summer, it is considered that any shading effects on the John Rymer Place properties directly adjoining the Site will be less than minor.

It is therefore considered that, overall, any actual and/or potential adverse shading effects of the Proposed Village on the John Rymer Place properties will be minor and less than minor, but minor at worst.

#### Conclusion

7.105 Overall, it is considered that the Proposed Village will be respectful of and responsive to the John Rymer Place residential properties adjoining the southern boundary of the Site. Any visual dominance effects are largely avoided and are therefore considered to be less than minor. Any overlooking and/or loss of privacy effects will also be less than minor. Any shading effects, will vary between minor and less than minor, as outlined above.

#### **On-Site amenity**

7.106 The positive amenity of the Site's internal open space is illustrated by and characterised by:

- The Landscape Master Plan, which illustrates access to extensive and alternate areas of planting and landscaping (refer Figure 45: Landscape Master Plan);
- The ease with which pedestrians and those using mobility scooters will be able to move around the rolling and sloping Site landform. These movement options are provided in the form of pathways, boardwalks,

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<sup>99</sup> Refer Shadow Studies – December: 044-ASM-S01-A4-013 and 044-ASM-S01-A4-014.

underground tunnel connecting the podium with Building B01 and sky bridge access from Building 01 to Kohimarama Road;

- All weather access under cover, via the parking area podium under the bowling green and the underground connection from the podium Core B07 to Building B01;
- A single 'podium' structure under apartment buildings B02-B06, which accommodates underground car parking supports an open air bowling green on its roof and provides underground pedestrian access to the Village Centre (Building B01);
- The bowling green on the roof of the podium forms a central social, functional and visual focus for the apartment buildings;
- The roof of the podium will be 'activated' by its use as part of the horizontal circulation routes and by the communal bowling green;
- Substantial areas of the Site periphery and upper levels of the basement car parks projecting out of the ground are battered and landscaped to a high level of amenity; and
- The typically 4 or 5 apartments per floor layout provides most of apartments with a corner floor plan. Such a plan provides windows in two walls of the apartment floor plan, which maximizes light and outlook and generally avoids south-facing apartments.

7.107 The Proposed Village provides quality on-site residential amenity for residents by:

- Ensuring that the number of apartments and/or units with a south-east facing outlook from their living areas, are both minimized and, where these do occur, the south-east facing aspect is considered to be amply compensated for by:<sup>100</sup>
  - i. Views over generous on-Site open spaces/courtyards;
  - ii. Views of vegetation;

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<sup>100</sup> Refer Drawings 044-ASM-S01-A0-040 to A0-046: South Facing Units and Units with Living Spaces on Corners (Levels 1-7).

- iii. Views of activities (such as the bowling green); and/or
  - iv. Apartments with corner living rooms oriented both south-east and north-east or south-east and south-west.
- I am advised that the proposed south-east facing units will provide a variation in the price-point entry into the village, which may allow residents access to the village when they may not otherwise be able to afford to move in. These south-east facing units also enhance the degree of choice for residents, where some prefer the view and sunlight, and others prefer not to get the sun and are not concerned with views. All residents will have access to the many onsite communal amenities;
  - In the Proposed Village, there is a total of 29 south-east facing units and a total of 11 with living rooms on corners, with one wall facing south-east and the other either north-east or south-west. Some are both south-east facing and have a limited outlook;
  - The following table of south-east facing units applies. To summarise, unit numbers outlined below have a south-east (and north-western) orientation, with outlooks varying from unobstructed to limited:
    - 15 south-east facing units have a clear unobstructed view;
    - 14 south-east facing units have a more limited outlook;
    - 9 south-east facing units are located on building corners so that their living spaces have one south-east facing wall and one north-east or south-west-facing wall; and
    - 2 corner units with limited outlook face north-west.<sup>101</sup>

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<sup>101</sup>

Refer Drawing Numbers 044-ASM-S01-A0-040 to A0-046.

South-east facing units with an unobstructed outlook	South-east facing units with a limited outlook	Corner living area with one south-east facing wall and one facing north-east or south-west	Corner living area with one north-west facing wall and one facing north-east or south-west
S2	S1	C1	C4
S3	S4	C2	C5
S5	S6	C3	
S8	S7	C6	
S9	S10	C7	
S12	S11	C8	
S13	S15	C9	
S14	S16	C10	
S17	S18	C11	
S22	S19		
S23	S20		
S26	S21		
S27	S24		
S28	S25		
S29			

**Table 1: The numbers of south-east facing units (S) with unobstructed and limited outlooks and the numbers of corner south-east facing and north-west facing units.**

7.108 Put another way, the following table of south-east facing units applies:

- Assisted Living Units:  
18 out of 75 units are south-east facing; and  
4 out of 75 units are on corners and have one south-east facing and one north-east or south-west-facing exterior wall;
- Assisted Living Care Suites:  
2 out of 18 units are south-east facing; and  
3 out of 18 units are in corner locations with one south-east facing exterior wall and one exterior wall facing north-east or south-west;
- Apartments B01:  
4 out of 25 units are south-east facing; and  
4 out of 25 units are in corner locations with one south-east facing exterior wall and one exterior wall facing north-east or south-west;
- B02-B06:  
5 out of 95 units are south-east facing; and  
None of the 95 units are on corners with only one exterior south-east facing wall.

B01	Total number of unit types	South-east facing units	Corner living area with one south-east facing wall and one facing north-east or south-west	Total number of south-east facing and corner unit types
ALS	75	18	4	22
ALSC	18	2	3	5
Apartment	25	4	4	8
B02	21			
B03	14			
B04	22			
B05	13			
B06	28	5		5
<b>Totals</b>	<b>216</b>	<b>29</b>	<b>11</b>	<b>40</b>

**Table 2: The total numbers of unit types, south-east facing units, units with a corner living area with one south-east facing wall and one facing north-east or south-west, and the total number of south-east facing and corner unit types.**

7.109 The Proposed Village also provides quality on-site residential amenity for residents by:

- Ensuring that where apartments and/or units have an outlook towards a retaining wall they have good access to daylight and sunlight and the view is of an attractively planted retaining wall;<sup>102 103</sup>
- Providing various forms of entertainment, treatment and socialisation facilities in Building B01; and
- Providing a variety of on-Site residential accommodation ranging from independent apartments to care units. This enhances the residential amenity provided by the Proposed Village.

7.110 In summary, there are 216 units of which only 29 (13.4%) are purely south-east facing, and 11 have a living area with one south-east facing exterior wall and one exterior wall facing north east or south-west.

7.111 Overall, the on-Site amenity for residents and visitors is considered to be of a high level, particularly given the challenges presented by the shape of the Site,

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<sup>102</sup> Refer Ryman Drawing SK104: Section One through Building B02 and SK04: Section 4 through Building B01 and SK104: Kohimarama Retirement Village – Retaining Wall Examples.

<sup>103</sup> Refer Drawing 044-ASM-S01-A0-030: North-western Apartments' Outlook.



its steeply rolling contours and the location, orientation and character of its neighbouring properties. This view was echoed by the Council's Urban Design Panel. The on-site amenity effects are considered to be positive.

## **8.0 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

8.1 The ADM Guidelines for Design Against Crime note that 'personal safety and security and freedom from crime is a critical component of the liveability of the city.' The ADM includes a section entitled 'Design for Safety' which outlines the Crime Prevention Through Environmental Design (**CPTED**) principles and the qualities of safer places.

8.2 There are four generally accepted principles of CPTED:

- Surveillance;
- Access management;
- Territory reinforcements; and
- Quality environments.

8.3 Buildings B01, B02, B04 and B06 will overlook Kohimarama Road, John Rymer Place and the Selwyn College playing fields. This will help to enhance the passive surveillance of these public and semi-public spaces, thereby making them safer to use.<sup>104</sup>

8.4 It is considered that the Proposed Village is cognisant of and responsive to the design principles and elements of CPTED, as outlined in the ADM Guidelines for Design Against Crime. It is for this reason that general public access is not provided for in the Proposed Village. The Proposed Village will enhance the passive surveillance of the neighbouring spaces identified above.<sup>105</sup>

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<sup>104</sup> Policy H5.3(3).

<sup>105</sup> Rule H5.8.1(3)(a).

## **9.0 URBAN DESIGN PANEL COMMENTS**

9.1 The Proposed Village was presented to the Auckland Urban Design Panel on Thursday 22 August 2019.

9.2 The comments from the Panel were very positive and supportive. In particular the Panel expressed the following views:

- The applicant team have achieved a good solution on a difficult site;
- The effective site coverage and the spatial arrangement of buildings in combination with the proposed building heights represent a good outcome;
- The site coverage, building locations and proposed building heights, together with the generous provision of well-scale landscape will create a feeling of spaciousness within the site and to neighbouring properties;
- The direction of the proposed architectural treatment is supported; and
- The retention of the large oak tree and pohutukawas on the Kohimarama Road boundary of the Site is commended.

9.3 The Panel recommended that Ryman give the following matters more detailed attention as the design was further progressed:

- a) Treatment of exposed car parks and retaining walls;
- b) Building B01 main entrance and podium vertical access legibility;
- c) Some differentiation in architectural treatment between Buildings B01-B06, to ensure that from a distance these building read as separate buildings;
- d) Circulation and wayfinding in and around the site and within the car park in the podium;
- e) Landscape planting on the podium to include trees;
- f) Outlook from some ground floor units proximate retaining walls;
- g) Accommodating plant in a manner that does not adversely affect the roofscape and/or balconies; and
- h) The production of technically accurate visual simulations in the RC documentation.

9.4 The applicant's architects have given careful attention to the matters identified and recommended by the Panel, as follows:

- 9.5 Bullet point (a): The exposed parts of the basement car parks and retaining walls will be screened by battered earthworks and planting (refer Figure 45 and the Landscape Report).
- 9.6 Bullet point (b): Greater architectural emphasis has been placed on the design of the main entrance 'porte cochere' to Building B01 to better distinguish it from the remainder of the building.<sup>106</sup> The podium vertical access had been re-designed to make more legible and prominent its lift/stairwell vertical access role within the Village.<sup>107</sup>
- 9.7 Bullet point (c): The Village Centre (B01) has been architecturally differentiated on a typological basis, in order to emphasise the special nature of the facilities and amenities it accommodates. Buildings B02-B06 comprise residential apartments only and have therefore been accorded not dissimilar expressions, but ones that differ from Building B01.<sup>108</sup> However, there is a particular brick colour ascribed to each apartment building and the location of the 'framed' balconies varies between buildings. Further, the substantial gaps between the buildings emphasise their separateness.
- 9.8 Bullet point (d): Circulation and wayfinding is illustrated on drawing 004-RCT-S01-A0-010: Site Master Plan. Of particular note is the pedestrian bridge connection between Building B01 and Kohimarama Road, the use of the bowling green on top of the podium car park as a focal point, navigational aid and 'activator' of the spaces between Buildings B01 and B07. The pedestrian pathway through the parking within the podium has been designed to minimise the length of pathway that residents would have to walk behind parked and/or manoeuvring vehicles.<sup>109</sup>
- 9.9 Bullet point (e): Landscape planting on the podium is necessarily functionally limited to the perimeter of the bowling green. Because constructing planting pits in parking bays beneath the podium surface would reduce car park numbers, all specimen trees are planted in 1m high raised planters surrounded

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<sup>106</sup> Refer 004-RCT-B01-.A2-010: B01 Elevations – South-west Elevations 1 and 2.

<sup>107</sup> Refer 004-RCT-B07-A1-010: B07 Core Plans and Elevations.

<sup>108</sup> Refer 004-RCT-B01.

<sup>109</sup> Refer 004-RCT-S01-A0-040: Site Plan Level 2.

by a mixture of tropical and native planting on battered soil to screen the planter.<sup>110</sup>

9.10 Bullet point (f): The outlook from some of the 1 and 2 bedroom apartments near (the north-west boundary) retaining walls, have been located and designed to ensure that they enjoy the following residential amenities:<sup>111</sup>

- i. Sun during most of the day throughout the year;
- ii. Protection from the south-west wind;
- iii. Relative to the height of the retaining wall, a generous setback from the wall/boundary;
- iv. Ground floor patio gardens; and
- v. A generous quantum of vegetation on the retaining walls.

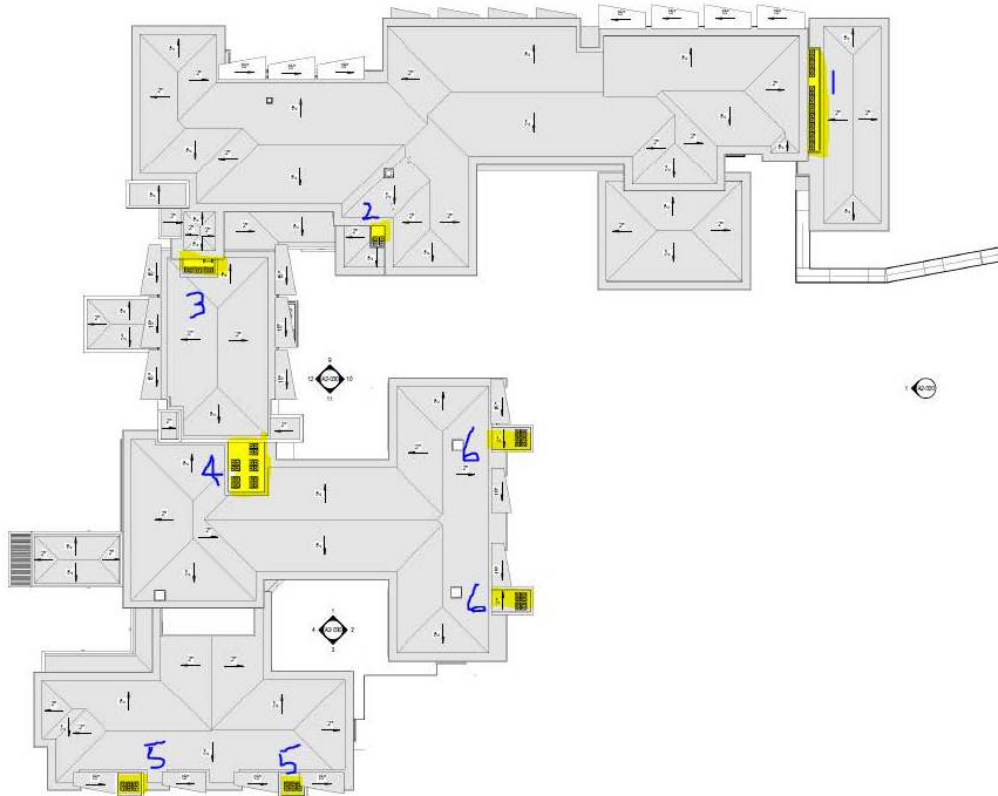
9.11 Bullet point (g): Mechanical plant for Building B01 has been considered during the concept design of the project. There has been particular attention paid to reducing the visual impact of mechanical plant on the Village Centre building (B01) (refer Figure 49). From Kohimarama Road, the plant area is tucked behind the street-facing apartments and screened with louvres (1).<sup>112</sup> From John Rymer Place, the plant areas above the stairwells are hidden with parapet walls (5) and (6). Plant areas (2), (3) and (4) have been set back from the B01 façade and are screened with louvres. They also sit adjacent to walls where there is another level above and a roof overhang which avoids their being stand-alone features. These plant areas do not sit on top of the roof itself but, to minimize their height, they are extensions of the concrete slab below. Apartment buildings B02-B06 will have condenser units measuring 735h x 825w x 300d on the balcony of each apartment. Because of their relatively small footprints and their locations on Building B01, which avoid as far as possible 'free-standing' locations, any visual effects of this mechanical plant are considered to be less than minor.

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<sup>110</sup> Refer Podium Landscape Details 1 SK102 and Podium Landscape Details 2 SK03 produced by Design Squared Landscape Architects.

<sup>111</sup> Refer 004-RCT-S01-A3-020: Site Sections, 004-RCT-S01-A3-030 and 004-RCT-S01-A3-040.

<sup>112</sup> The numerals denote the roof location of mechanical plant referred to in the text and marked on Figure 49.



**Figure 49: A plan of the roof of Building B01 denoting the location and various means of screening the mechanical plant.**

- 9.12 Individual apartment air-conditioning units are located behind the screens on the balconies.<sup>113</sup>
- 9.13 Bullet point (h): Technically accurate visual simulations are provided in the Assessment Drawings forming part of the documentation supporting the application for Resource consent.
- 9.14 It is considered that the matters raised by the Urban Design Panel have been carefully considered and, where practicable, the design of the Proposed Village has been amended accordingly.

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<sup>113</sup> Refer Drawing Number 044-ASM-S01-A0-050.



## 10.0 CONCLUSIONS

- 10.1 The Proposed Village will breathe new life into an undeveloped Site, comprising a large area of somewhat scruffy unoccupied grass land on a major Auckland arterial road. The AUP envisages urban residential development of the Site.
- 10.2 The Proposed Village does infringe the 11.0m permitted building height standard and the HIRB recession planes that apply to the north-western and southern boundaries, although all other zone-related bulk and location standards are complied with. The effects of the infringements are mitigated by generous boundary set-backs, relatively small floor plan footprints,<sup>114</sup> substantial gaps between the buildings, the varied architectural expression, articulation and modulation of the building forms, variations in the cladding material and colours of the buildings and the extensive landscaping.
- 10.3 The Proposed Village will result in an efficient use of a scarce and valuable Kohimarama residentially-zoned land resource. It will significantly increase the range and choice of residential living accommodation in an area currently characterised by a predominance of single-family houses.
- 10.4 The foregoing analysis and assessment demonstrates that, from an urban design perspective, and notwithstanding its challenging shape and contours, the Site is well suited to use by a comprehensive care retirement village of the type and scale proposed.
- 10.5 The design will ensure that the form, scale and character of the Proposed Village is respectful of, responsive to and compatible with the character of the existing MHS zone in the immediately neighbouring areas and the planned urban built character of the MHU zone. The design has also been cognisant of and responsive to the typically 1-2 storey detached houses in John Rymer Place and Kohimarama Road, as well as Kohimarama Road, John Rymer Place and the Selwyn College buildings and playing fields.
- 10.6 It is considered that the Proposed Village is in alignment with the relevant AUP provisions for the MHU zone. It also embodies CEPTED principles. In addition, the design of the Proposed Village exhibits many of the urban design ingredients outlined in internationally acclaimed urban design literature.

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<sup>114</sup> With the exception of Building B01.

- 10.7 Overall, it is considered that the Proposed Village will integrate well with the character and amenity of its Kohimarama residential, educational and recreational surroundings. The proposed new buildings will give rise to the Site taking on a quite different but more attractive character than that of the currently vacant Site, but better matched to the residential character and amenity of its Kohimarama context and that anticipated by the AUP. I have identified in Section 7.0 a small number of directly adjoining residential properties on John Rymer Place that may be affected to a minor extent.
- 10.8 From an urban design perspective, the Proposed Village has my strong support.

A handwritten signature in black ink, reading "Clinton Bird". The signature is written in a cursive style with a large, prominent loop for the letter 'B'.

BArch (Hons) DipUD (Dist) MA (Oxford Brookes)

Director, Clinton Bird Urban Design Limited

14 February 2020

## ANNEXURE 1

The list of the Beca drawings and Ryman Visual Simulation images upon which this report is based.

Architectural Drawing List					
Project Number	Project Issue	Building Name	Sheet Number	Current Revision	Sheet Name
044	RCT	S01	A0-000	A	Cover Sheet
044	RCT	S01	A0-001	A	Contents Page
044	RCT	S01	A0-002	A	Location Plan
044	RCT	S01	A0-003	A	Existing Site Plan
044	RCT	S01	A0-004	A	Proposed Site Plan with Aerial
044	RCT	S01	A0-010	A	Site Master Plan
044	RCT	S01	A0-020	A	Site Plan Level 0 Basement
044	RCT	S01	A0-030	A	Site Plan Level 1
044	RCT	S01	A0-040	A	Site Plan Level 2
044	RCT	S01	A0-050	A	Site Plan Level 3 Podium and Setbacks
044	RCT	S01	A0-060	A	Site Plan Level 4 and Setbacks
044	RCT	S01	A0-070	A	Site Plan Level 5
044	RCT	S01	A0-080	A	Site Plan Level 6
044	RCT	S01	A0-090	A	Site Plan Level 7
044	RCT	S01	A0-100	A	Site Plan Level 8
044	RCT	S01	A0-110	A	Site Roof Plan
044	RCT	S01	A2-010	A	Site Elevations
044	RCT	S01	A3-010	A	Site Fencing
044	RCT	S01	A3-020	A	Site Sections
044	RCT	S01	A3-030	A	Site Sections
044	RCT	S01	A3-040	A	Site Sections
044	RCT	B01	A1-010	A	B01 Floor Plan Level 0 Basement
044	RCT	B01	A1-020	A	B01 Floor Plan Level 1 Ground
044	RCT	B01	A1-030	A	B01 Floor Plan Level 2
044	RCT	B01	A1-040	A	B01 Floor Plan Level 3
044	RCT	B01	A1-050	A	B01 Floor Plan Level 4
044	RCT	B01	A1-060	A	B01 Floor Plan Level 5
044	RCT	B01	A1-070	A	B01 Floor Plan Level 6
044	RCT	B01	A1-080	A	B01 Overall Roof Plan
044	RCT	B01	A2-010	A	B01 Elevations
044	RCT	B01	A2-020	A	B01 Elevations
044	RCT	B01	A2-030	A	B01 Internal Elevations
044	RCT	S01	A1-010	A	B02 Floor Plans Levels 2-5
044	RCT	S01	A1-020	A	B02 Floor Plans Levels 6-8 and Roof Plan
044	RCT	S01	A2-010	A	B02 North West and North East Elevations
044	RCT	S01	A2-020	A	B02 South West and South East Elevations
044	RCT	B03	A1-010	A	B03 Floor Plans Levels 1-4
044	RCT	B03	A1-020	A	B03 Floor Plan Level 5 and Roof Plan
044	RCT	B03	A2-010	A	B03 North West and North East Elevations
044	RCT	B03	A2-020	A	B03 South West and South East Elevations
044	RCT	B04	A1-010	A	B04 Floor Plans Levels 2-5
044	RCT	B04	A1-020	A	B04 Floor Plans Levels 6-8 and Roof Plan
044	RCT	B04	A2-010	A	B04 North West and North East Elevations
044	RCT	B04	A2-020	A	B04 South West and South East Elevations
044	RCT	B05	A1-010	A	B05 Floor Plans Levels 1 and 2
044	RCT	B05	A1-020	A	B05 Floor Plans Levels 3 and 4
044	RCT	B05	A1-030	A	B05 Floor Plan Level 5 and Roof Plan
044	RCT	B05	A2-010	A	B05 North West and North East Elevations
044	RCT	B05	A2-020	A	B05 South West and South East Elevations
044	RCT	B06	A1-010	A	B06 Floor Plans Levels 2 and 3
044	RCT	B06	A1-020	A	B06 Floor Plans Levels 4 and 5
044	RCT	B06	A1-030	A	B06 Floor Plans Levels 6 and 7
044	RCT	B06	A1-040	A	B06 Roof Plan
044	RCT	B06	A2-010	A	B06 North West and North East Elevations
044	RCT	B06	A2-020	A	B06 South West and South East Elevations
044	RCT	B07	A1-010	A	B07 Core Plans and Elevations

## ANNEXURE 2

### Notes on the Shading Diagrams

A2.1 Beca has prepared shadow diagrams of the Proposed Village for the Spring Equinox (23 September), Mid-winter (21 June) and Mid-summer (22 December). Each diagram depicts:

- The shading attributable to the Proposed Village buildings (in mid grey);
- The existing site shadow extent (in yellow); and
- The height standard shadow extent (in a blue line). This equates to the outline of shading that would be generated by a structure built to the Permitted Building Envelope (**PBE**) (in a dotted line). The PBE is the three-dimensional building envelope that could theoretically result on the Site from applying all the permitted building setbacks, building height, maximum site coverage and minimum permeable surface standards, etc, enabled by the AUP. The PBE is considered, but not relied on as the sole assessment tool for the shading effects.

#### **Equinox shading effects (23 September)**

A2.2 During the 23 September Equinox the sun rises at 6.09am (NZDT) and sets at 6.17pm (NZDT).

A2.3 At the September Equinox, which represents the mid-point between the mid-winter and the mid-summer shading scenarios, shadow diagrams have been prepared for 7.00am, 8.00am, 9.00am, 10.00am, 11.00am, 12.00 noon, 1.00pm, 2.00pm, 3.00pm, 4.00pm, 5.00pm and 5.45pm (NZDT).

#### **Mid-winter shading effects (21 June)**

A2.4 During mid-winter on the 21 June the sun rises at 7.33am (NZDT) and sets at 5.11pm (NZDT).

A2.5 In mid-winter, which represents the 'worst case' shading scenario, shadow diagrams have been prepared for 8.30am, 10.00am, 12.00 noon, 3.00pm and 4.30pm (NZDT).

**Mid-summer shading effects (22 December):**

- A2.6 During mid-summer on the 22 December the sun rises at 5.58am (NZDT) and sets at 8.40 pm (NZDT).
- A2.7 In mid-summer, which represents the 'best case' shading scenario, proposed shadow diagrams have been prepared for 7.00am, 8.00am, 10.00am, 12.00 noon, 3.00pm, 5.00pm and 7.00pm (NZDT).

## ANNEXURE 3

### Notes on the Visual Simulations

- A3.1 The visual simulations have been prepared to illustrate how the proposed retirement village will modify its existing context.
- A3.2 The Visual Simulations are separately bound in the A3 booklet accompanying the application for resource consent.
- A3.3 Key public viewpoint locations were selected from within the area surrounding the Site and used to form the basis of the visual simulations. These illustrate how the completed retirement village would appear from these viewpoints (refer Figure A3.1).



**Figure A3.1: An aerial photograph of the Site and its surroundings and a list of the locations of Viewpoints 01 – 10, from which the photographs forming the basis of the visual simulations were taken (see Ryman Drawing VP00 in the Ryman Photomontage Booklet).**

- A3.4 The viewpoints were selected by the author of this report and confirmed both on the Site and in its environs as thorough and appropriate by Ms Skidmore, of R. A. Skidmore Urban Design Ltd who prepared the Landscape and Visual Assessment Report.
- A3.5 The viewpoint selection was generally based on all locations that could be found in the public roads and elevated look-out areas or in realms of the surrounding neighbourhood from where it was possible to see the Site,



irrespective of how distant and how small it might appear. When the photographs from very distant locations were analysed, some were considered too distant to be of any visual simulation assistance and were not used to produce a visual simulation from that viewpoint.

- A3.6 The visual simulations illustrating the 'existing' and 'proposed' views are to be printed and viewed in accordance with the Best Practice Guide.
- A3.7 All visual simulations must be read at the locations, at the size and at the distance from the viewer's eye indicated on each simulation.
- A3.8 All simulated street trees are shown at the height and spread they could be anticipated to have reached approximately five years after their initial planting.
- A3.9 It is important to note that, when assessing changes in views, I have been conscious that change, of itself, is not necessarily an adverse effect.
- A3.10 Each of the ten sets of two images provides comparisons of existing and proposed views from each of the viewpoints illustrated in A3.1.
- A3.11 For each of the ten sets of viewpoints a comparative 'Existing' and 'Proposed' cropped visual simulation (based on a 50mm lens) was prepared at the request of the Council.