



---

**APPENDIX B**

Urban Design Assessment – Clinton  
Bird Urban Design Limited

# PROPOSED COMPREHENSIVE CARE RETIREMENT VILLAGE

RYMAN HEALTHCARE LIMITED

26 DONALD STREET AND 37 CAMPBELL STREET

KARORI

WELLINGTON



## 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)

24 August 2020

## **CONTENTS**

- 1 Executive Summary**
- 2 Introduction**
- 3 The Site, its boundaries and its wider context**
- 4 The planning context**
- 5 The proposal and its design philosophy**
- 6 Design statement**
- 7 Assessment methodology**
- 8 Assessment of effects**

*Effects on the wider context*

*Effects on surrounding public streets*

*Effects on immediately neighbouring properties*

- Visual dominance
- Overlooking/loss of privacy
- Shading

*On Site amenity*

- 9 Crime prevention through environmental design (CPTED)**

- 10 Conclusions**

### **Annexures in a separate document**

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

***Annexure 2:*** *Shading Diagram Assessments.*

***Annexure 3:*** *Notes on the Visual Simulations.*

## 1.0 EXECUTIVE SUMMARY

1.1 The purpose of this report is to assess the urban design effects of the proposed comprehensive care retirement village (**Proposed Village**) at 26 Donald Street and 37 Campbell Street, Karori (**Site**). After examining the Site's topography and the existing features of the Site, as well as its surrounding context, I consider it is well suited for the 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 Donald Street, Campbell Street and Scapa Terrace residential properties immediately adjacent to the eastern, western and southern boundaries of the Site respectively;
- Any character, visual dominance, overlooking/privacy, and/or shading effects on the public pedestrian pathway, Karori Normal School and the Karori Swimming Pool immediately adjacent to the northern boundary of the Site;
- Any on-site amenity effects for future residents; and
- Crime Prevention Through Environmental Design (CPTED).

1.3 I have not identified any minor or more than minor adverse urban design effects from the Proposed Village on the neighbouring properties on Donald Street, Campbell Street or Scapa Terrace, or on the wider Karori environment, with the exception of the following:

- 29 and 49 Campbell Street; and
- 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 and 26 Scapa Terrace.

1.4 The report concludes that the Site has a number of attributes that result in it being admirably suited for use as a retirement village. The Proposed Village has been designed in a manner that is both respectful of and responsive to the characteristics of the Site, its history, together with its immediate and wider context.

- 1.5 It is considered that the multi-unit residential development nature of the Proposed Village, together with the reuse of some of the buildings originally constructed for a now discontinued educational activity, will make a positive addition to the character of the neighbourhood.
- 1.6 It is considered that the Proposed Village is an excellent use of what the Wellington District Plan (**District Plan**) describes as a 'windfall site',<sup>1</sup> for which intensification is encouraged. The residential nature of the Proposal will also be an efficient use of a large and valuable Site.
- 1.7 The Proposed Village will result in a high level of amenity for 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 assess the potential urban design effects of the Proposed Village at the Site.
- 2.3 The Site was formerly the Victoria University of Wellington's (**VUW**) Karori Campus, which accommodated the College of Education. The Campus was declared surplus to the requirements of the VUW in August 2016.
- 2.4 This assessment should be considered in conjunction with the Landscape and Visual Assessment Report prepared by RA Skidmore Urban Design Ltd and the Heritage Report by David Pearson Architects Limited.
- 2.5 Clinton Bird Urban Design Limited has been involved in the Proposed Village design since its inception. As a result of that involvement, the development of the village design has been subject to a number of iterations.
- 2.6 The author of this report has visited the Site and its surroundings on three occasions, the latest visit being on 24 October 2018.

---

<sup>1</sup> Wellington District Plan Policy 4.2.1.5

- 2.7 This report is based upon photographs of the Site and its context taken by the author together with drawings supplied to the author by Ryman. The drawing reference numbers are recorded in Annexure 1 to this report. The photographs were taken prior to the removal of the Teacher's College buildings.
- 2.8 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.
- 2.9 This urban design specialist report should be read with simultaneous reference to the AEE (in Volume 1), the Specialists Reports (in Volume 2) and all RCT and RCA 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 3.0575 hectare Site is situated at 26 Donald Street and 37 Campbell Street, Karori, Wellington. Karori is located at the western edge of the urban area of Wellington, approximately 4km from the city centre.
- 3.2 The Site has an approximately 10m fall from the north-east down to the south-west.
- 3.3 The VUW Faculty of Education (formerly the Wellington Teachers' College (**Teachers' College**)) occupied the Site in a series of purpose-built education buildings between 1970 and 2016. These buildings were constructed in two Stages; Stage 1 on the north-eastern corner of the Site, fronting onto Donald Street, and Stage 2 on the northern central part of the Site<sup>2</sup> (refer Figure 1). The Lopdell Gardens between the Waghorn and Panckhurst Blocks mark the 'boundary' between Stages 1 and 2. Both stages were built in the 'Brutalist' architectural style which makes extensive use of in-situ concrete and pre-cast

---

<sup>2</sup> Ryman Drawing RCA04 .A0-11

concrete panels in a variety of textured finishes. The architecture is described in more detail in the Heritage Design Review by David Pearson Architects.



**Figure 1: An aerial view of the existing Site, with the Teachers' College buildings named. The Site boundary is indicated by the red line (Ryman Drawing RCA04 ..A0-11).**

- 3.4 The main on-Site vehicular circulation pathway runs east-west to the south of the existing buildings and connects Donald and Campbell Streets<sup>3</sup>.
- 3.5 A pedestrian pathway linking Donald and Campbell Streets weaves into and out of the Site along the eastern portion of its northern boundary. This provides informal pedestrian connections for the community.
- 3.6 The Site contains four key areas of vegetation - refer Figures 1 and 2:
  - i. In the south-eastern corner of the Site, on each side of the Donald Street vehicular entrance. The area to the south of the driveway forms part of an overland flow path, a portion of which is piped underground;

---

<sup>3</sup> Ryman Drawing RCA04 .A0-11

- ii. Lopdell Gardens to the north of the 'Quad Area', in the north-eastern corner of the Site;
  - iii. Lopdell Gardens, in the gully between the Waghorn and Panckhurst Blocks. The buildings are connected by elevated pedestrian bridges over the gardens below; and
  - iv. The vegetation flanking the pedestrian pathway along the northern boundary of the Site.
- 3.7 The southern part of the Site contains tennis and netball courts and car parking. A grassed playing field in the south-western area of the Site adjoins Campbell Street.
- 3.8 The former Teachers' College buildings considerably exceeded the 8m permitted height standard (discussed in Section 8.0 below). The scale, educational use and nature of the unusual Brutalist buildings contrasted markedly with the architecture and character of the neighbouring single and double storey residential buildings. The 10 storey high Malcolm Block with the large telecommunications aerials attached to its roof was a particularly distinctive, prominent and prominent feature within the central Karori environment. The Teachers College' buildings became prominent components of the Karori townscape and have had a major influence on the current character and amenity of the neighbourhood. As a result, the Site has become a highly visible and distinctive, institutional, 'landmark' feature of the immediate and wider Karori landscapes. It is therefore considered that the Site's neighbours and the Karori community in general can reasonably be expected to have become accustomed to the heights of the Teachers' College buildings.
- 3.9 In the author's view, although not forming a 'permitted baseline' of effects that can be discounted, the effects of the Teachers' College buildings can be usefully contrasted against the Proposed Village in order to assess the degree of change in the environment that will result, together with any associated adverse or positive effects.
- 3.10 All buildings on the Site identified for demolition have been demolished. The only remaining buildings, which are to be retained and integrated into the



Proposal, are the Allen Ward VC Hall, the Tennant Block, and the octagonal-shaped component of the Oldershaw Music Block<sup>4</sup>.

### **THE SITE BOUNDARIES**

3.11 The Site boundaries are illustrated in Figure 2.



**Figure 2: A Google Earth aerial photograph of the Site (outlined in red) in its neighbouring Karori context.**

<sup>4</sup> Refer Figure 1 and RCA07-A0-30

***Northern boundary***

3.12 The Site's northern boundary, and the northern half of its western boundary, adjoin a staggered boundary with a variety of immediately neighbouring land-uses. Starting from Donald Street in the east, the Site adjoins the vehicular accessway and parking area running alongside the Karori Normal School to the Karori Pool (refer Figures 2, 3, and 4).



**Figure 3: The Donald Street entrance to the driveway along the south side of the Karori Normal School leading to the Karori Pool.**

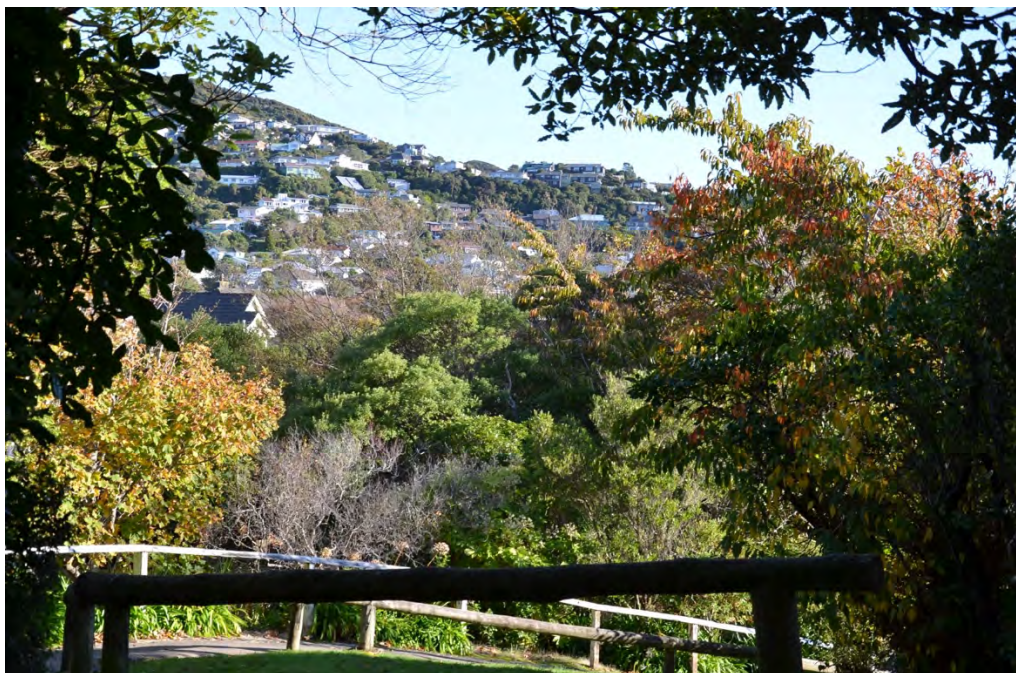


**Figure 4: The vehicular accessway to the Karori Pool (at the far end of the driveway on the right) and the associated car parking. Karori Normal School is on the right.**



**Figure 5: A view eastwards along the pedestrian pathway connecting the Karori Pool with Donald Street. The entrance to the Karori Pool is at the base of the steps leading down from the western end of the vehicular accessway and parking area.**

- 3.13 Leading further westwards from the entrance to the Karori Pool is a sloping pathway which winds westwards down the hill past the Site to the flat lane leading to Campbell Street (refer Figures 2, 5, 6, 7, 8, 9, 10 and 11). Parts of this pathway are currently within the Site while some are just outside it.



**Figure 6: The pathway leading down to the lane connecting with Campbell Street.**



**Figure 7: Looking west down the sloping pathway between the Site (on the left) and the corner of the residential property at 221A Karori Road.**



**Figure 8: The bottom of the path where it reaches the lane on flat land leading out to Campbell Street.**



**Figure 9: The eastern side of the RSA hall to the right of the base of the sloping pathway between Donald and Campbell Streets.**



**Figure 10: The former 4 storey Panckhurst Block (left) and the 3 storey Drama Theatre 'Block' (right) on the Site, to the east of the red roofed, single storey Oke Pai Marae building (also on the Site) and the corner of the 'Karori Kids' pre-school and play-centre on the extreme right of the image.**



**Figure 11: A view from Campbell Street, looking eastwards along the lane leading to the 'Karori Kids' pre-school and play-centre. The 10 level Malcolm Block with the telecommunications aerials attached to its roof is clearly visible on the skyline.**

- 3.14 The western half of the northern boundary sits to the south of the lane connecting the base of the public pedestrian pathway to Campbell Street (refer Figures 1, 2 and 12). It is bordered by residential properties at numbers 33 and 33A Campbell Street. Number 33 can be seen to the extreme left in Figure 12.



**Figure 12: A view from Cargill Street of the heavily planted western half of the northern boundary, with residential properties beyond.**

3.15 The northern boundary slopes from RL177.50 at its eastern (Donald Street) end to RL 167.58 at its western (Campbell Street) end.<sup>5</sup>

***Southern boundary***

3.16 The relatively straight and linear southern boundary of the Site adjoins the side or rear of the following residential properties (refer Figures 1, 2, 13, 14, 15 and 16):

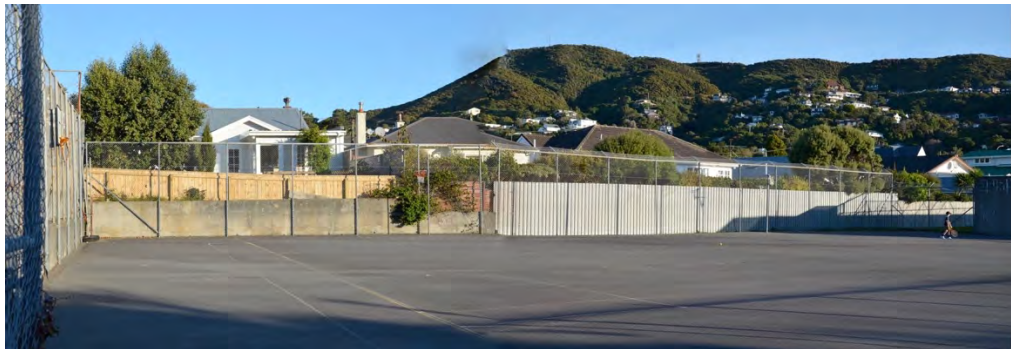
- i. 42 Donald Street (refer Figures 1, 2 and 13);
- ii. 6, 8, 10, 12, 14, 16, 18, 20, 22 and 24 Scapa Terrace (refer Figures 1, 2, 14 and 15); and
- iii. 45 and 49 Campbell Street (refer Figures 2 and 16).



**Figure 13: The fenced southern boundary between the Site and 42 Donald Street.**



**Figure 14: A view from the grassed playing field fronting onto Campbell Street, looking eastwards along the southern boundaries of the residential properties on the northern side of Scapa Terrace.**



**Figure 15: The central portion of the southern boundary of the Site.**



**Figure 16: The residential properties at 45 and 49 Campbell Street at the western end of the southern boundary.**



- 3.17 The land along the southern edges of the tennis and netball courts appears to have been excavated. There is an approximately 1.5m high on-Site retaining wall between the courts and the fences on the original level of the land along the northern boundary of the Scapa Terrace properties (refer Figures 14, 15 and 16).

***Eastern boundary***

- 3.19 The eastern boundary is formed by Donald Street (refer Figures 1, 2 and 17).



**Figure 17: A view, looking northwards along Donald Street, of the southern part of the Site's eastern boundary.**

- 3.20 The southern end of the eastern boundary has a park like character, with lawn and mature planting framing the vehicular entrance to the Site (refer Figures 1, 2 and 17).
- 3.21 The northern end of the eastern boundary is defined by the existing Karori Normal School buildings and a grassed and paved pedestrian entry court fronting Donald Street (refer Figures 1, 2 and 18).



**Figure 18: A view south-westwards from Donald Street illustrating, to the left of and behind the grassed area, the northern part of the eastern boundary of the Site. The grassed area does not form part of the Site (refer Figures 1 and 2).**

- 3.23 In my opinion, the Allen Ward VC Hall on the eastern boundary of the Site provides one of the Site's most distinctive and recognisable landmarks, not only along its Donald Street frontage but, together with the former Teachers' College Malcolm Block, also within the wider context of Karori.

#### ***Western boundary***

- 3.24 The western boundary is formed by Campbell Street (refer Figures 1, 2 and 19).



**Figure 19: A view north-eastwards illustrating the western boundary of the Site.**

- 3.25 The absence of buildings and vegetation along this boundary affords unobstructed views across the grassed playing field, deep into the Site (refer Figures 1, 2, 19 and 20).



**Figure 20: The view from near the Campbell Road Site boundary, across the grassed playing field, and deep into the Site. (Photograph shows buildings now removed).**

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

- 3.27 The Site is located in the suburb of Karori, which is on the western edge of the urban area of Wellington, approximately 4km from the city centre. With a population of over 14,000 at the time of the 2013 Census, Karori is one of New Zealand's largest suburbs (refer Figures 1, 2 and 3).
- 3.28 The Site, together with its Teachers' College<sup>6</sup> institutional buildings in the 'Brutalist' architectural style, sits within a predominantly residential context of single and occasionally two storey detached houses of varying characters (refer Figure 21).

---

<sup>6</sup> At the time of writing this report all buildings but the Oldershaw Octagon, the Allen Ward VC Hall and the Tennant Building had been demolished. These three buildings are to be retained and integrated into the Proposal.



**Figure 21: The Location Plan of the Site (shaded red) within the predominantly residential character of its immediate and wider Karori contexts (Ryman Drawing RCA03 ..A0-02)**

3.29 Although predominantly residential in character, the wider context also includes the Karori Pool and the Karori Normal School to the immediate north (refer Figures 2, 3, 4 and 5), Samuel Marsden Collegiate School in Marsden Avenue to the east, the ‘Karori Kids’ pre-school and day-care centre at 29 Campbell Street (refer Figures 2, 10 and 11), the Karori RSA Hall at 27A Campbell Street (refer Figures 2 and 9) and the Karori shopping centre, 0.5km to the north-west of the Site (refer Figure 22).

3.30 The following key streets and open spaces surrounding the Site and the wider area of Karori collectively contribute to the character of the wider context:

- Donald, Campbell Streets and Scapa Terrace;
- Lewer and Cargill Streets;
- Karori Road and Reading Street; and
- Johnston Hill and Wright Hill

***Donald Street***

3.31 Donald Street traces the undulating topography to the east of the Site. The street is largely residential in character with the entire eastern side typically comprising one or occasionally two storey detached houses of varying

architectural style on sites slightly elevated above street level (refer Figures 2, 22 and 23).



**Figure 22: A view of the eastern side of Donald Street from just south of Firth Terrace, looking northwards.**



**Figure 23: A view of the residential character of the eastern side of Donald Street from the footpath alongside the Site, looking southwards.**

3.32 To the south of the Site, the western side of Donald Street is entirely residential in character (refer Figures 2 and 24). This contrasts markedly with the education institutional character of the Teachers' College buildings, particularly the 10 storey tall Malcolm Block with the telecommunications aerials attached to its roof (on the left of Figures 24 and 25), the visually solid, box-like form of the Allen Ward VC Hall fronting Donald Street (on the right of Figures 24 and 25), and the variety of institutional Teacher's College 'brutalist' buildings

between.



**Figure 24: A view of the residential character of the western side of Donald Street from opposite number 68.**



**Figure 25: A view north-westwards along Donald Street, illustrating the 10 storey Malcolm Building with the telecommunications aerials on its roof (on the left of the image) and the visually solid, box-like form of the Allen Ward VC Hall (on the right of the image).**

- 3.33 To the north of the Site, as far as Karori Road, the character of the western side of Donald Street is defined by the educational buildings associated with Karori Normal School (refer Figures 2, 26 and 27).



**Figure 26: A view, looking northwards, of the educational character of the Karori Normal School buildings lining the western side of Donald Street between the Site and Karori Road.**



**Figure 27: A view, looking southwards, of the educational character of the Karori Normal School buildings lining the western side of Donald Street between the Site and Karori Road.**

- 3.34 The Site provides a transition between the residential character of the buildings fronting the western side of Donald Street to the south and the educational character of those fronting the western side of Donald Street to the north (refer Figures 2 and 28). Note in particular the institutional characters of the Allen Ward VC Hall fronting the street on the right of the image and the 10 storey high Malcolm Block with the telecommunications aerials attached to its roof on the left of the image.



**Figure 28: The transition in character on the western side of Donald Street from its residential character to the south (left) and its educational character to its north (right).**

### ***Campbell Street***

- 3.35 Campbell Street reveals the flat topography adjoining the western edge of the Site.
- 3.36 The character of Campbell Street is almost exclusively residential with the large open space of the recreational Ben Burn Park inserted into that context to the south-west of the Site (refer Figures 2, 29 and 30).





**Figure 29: The view southwards along Campbell Street from its intersection with Karori Road.**



**Figure 30: A view of Ben Burn Park on the western side of Campbell Street to the south of the Site. Note how the former telecommunications aerials affixed to the roof of the former 10 storey high Malcolm Block (above the goal post) are prominently silhouetted against the sky.**

- 3.37 The Site's grassed playing field bordering the eastern side of Campbell Street constitutes another 'recreational' spatial break in the otherwise purely residential character of the street (refer Figures 2 and 31).



**Figure 31: A view from Campbell Street, looking south-eastwards across the Site's large grassed playing field.**

***Scapa Terrace***

3.38 Scapa Terrace is exclusively residential in character (refer Figures 32 and 33).

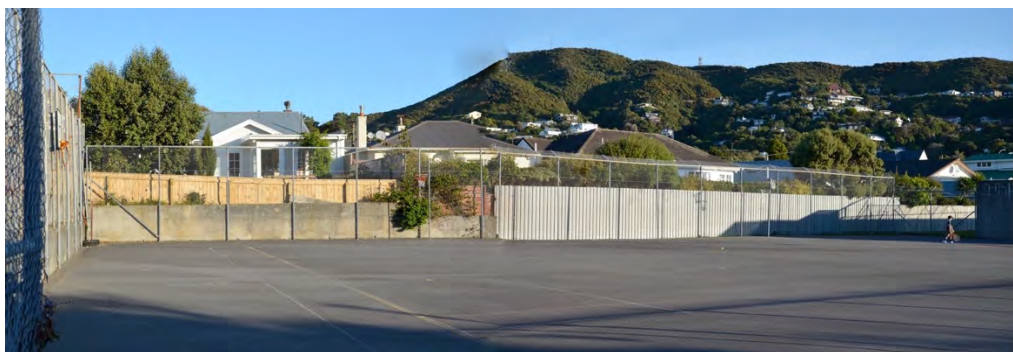


**Figure 32: A view, looking westwards, along Scapa Terrace. The properties on the right back onto the Site.**



**Figure 33: A view, looking eastwards, along Scapa Terrace. The properties on the left back onto the Site.**

- 3.39 The houses on Scapa Terrace adjoining the Site are predominantly single storey although there are a few 2 storey buildings. The houses typically occupy much of their site (refer Figures 1, 2, 32, 33 and 34). They are generally constructed close to their street, side and rear boundaries.
- 3.40 When viewed from the north it becomes obvious just how close to their rear boundaries some of the Scapa Terrace houses have been constructed (refer Figure 34). This may reflect the fact that the District Plan – Outer Residential Zone has no minimum side or rear yard standards, provided there is outdoor access with a minimum width of 1m to any open area to the rear of a building.



**Figure 34: A view south-westwards, across the Site's tennis and netball courts, to the typically fenced and planted Scapa Terrace northern property boundaries.**

- 3.41 Other features of these properties are the large number of relatively tall fences and the vegetation along their northern boundaries (refer Figures 1, 2 and 34).
- 3.42 Because the Scapa Terrace properties typically have very narrow side yards (refer Figures 35 and 36) it was generally only possible to glimpse the top of the 10 storey Malcolm 'S Block' on the Site to the north when standing in Scapa Terrace. The views into the Site from the backyards of these dwellings will, of course, be more extensive.



**Figure 35: Glimpses of the top of the ten storey Malcolm 'S Block' from the street through the narrow side yards of some of the Scapa Terrace properties.**



**Figure 36: Top: Glimpses of the former 10 storey Malcolm ‘S Block’ from the street, through the side yards of some of the Scapa Terrace properties. Bottom left: A Glimpse of the 3 storey former Gray Library ‘Block L’ and Bottom right: A glimpse of the former Mackie Gym/Physical Education building.**

***Lewer Street***

- 3.43 Lewer Street is a purely residential cul de sac running off Campbell Street to the west. It is characterised by single storey detached houses.
- 3.44 The view eastwards along this street previously focused on the 10 storey high Malcolm Building with telecommunications aerials fixed to its roof (refer Figures 2 and 37).



**Figure 37: A view of the Site when looking east along Lower Street. The tall building with the telecommunications aerials on its roof is the 10 storey high Malcolm building which has now been demolished. To its right is the 4 storey Panckhurst Block which has also been removed.**

### ***Cargill Street***

- 3.45 Like Lower Street, Cargill Street is purely residential in character. It runs parallel to Lower Street and connects Campbell Street with Beauchamp Street to its west (refer Figures 2 and 38). The eastern end of the street terminates on the Site's grassed playing field on the opposite side of Campbell Street.



**Figure 38: The view into the Site from the eastern end of Cargill Street, near its intersection with Campbell Street. Note the former 10 storey high Teachers' College Malcolm building with the telecommunications aerials attached to its roof.**

### ***Karori Road***

- 3.46 Karori Road forms a key focus and circulation route with the neighbourhood. Its significance in the hierarchy of the street network is reinforced by the location of the Karori Shopping Centre which straddles each of its sides (refer Figures 2, 39 and 40).



**Figure 39: The view westwards along Karori Road towards the Karori Shopping Centre, from near its intersection with Donald Street.**



**Figure 40: The view of the Karori Shopping Centre, looking westwards from just east of its intersection with Campbell Street.**

- 3.47 The 10 storey Malcolm Block could previously be seen from Karori Road, just west of its intersection with Campbell Road (refer Figure 41). The institutional character of this building creates a clear contrast with the residential character of the buildings in the foreground.





**Figure 41: A view from Karori Road, just to the west of its intersection with Campbell Street, of the former ten storey high Malcolm Building with the distinctive telecommunications aerials attached to it roof.**

### ***Reading Street***

- 3.48 Reading Street exhibits an exclusively residential character comprising 1 and 2 storey houses. Located north of and at 90 degrees to Karori Road, the street provides a highly axial and focused view of the 10 storey high institutional Malcolm Building (refer Figure 42).



**Figure 42: The highly axial and focussed view of the former 10 storey high Malcolm Block, as seen when looking southwards along Reading Street.**

### ***Johnston Hill and Wright Hill***

- 3.49 The Site sits at the base of a topographical 'bowl-like' landscape, more or less surrounded by hills. The Site's location in the generally flat Karori 'valley' makes it visible from the residential areas on the surrounding hills (refer Figures 43).
- 3.50 However, it is generally difficult to see the Site from easily accessible *public* viewpoints on the surrounding hills. Most views from elevated streets in the Site's wider context take the form of glimpses between neighbouring residential properties or through gaps in the vegetation lining the roads. A selection of the somewhat limited and distant public views of the Site and its wider context, at various scales, are illustrated in Figures 43, 44, 45, 46, 47 and 48.

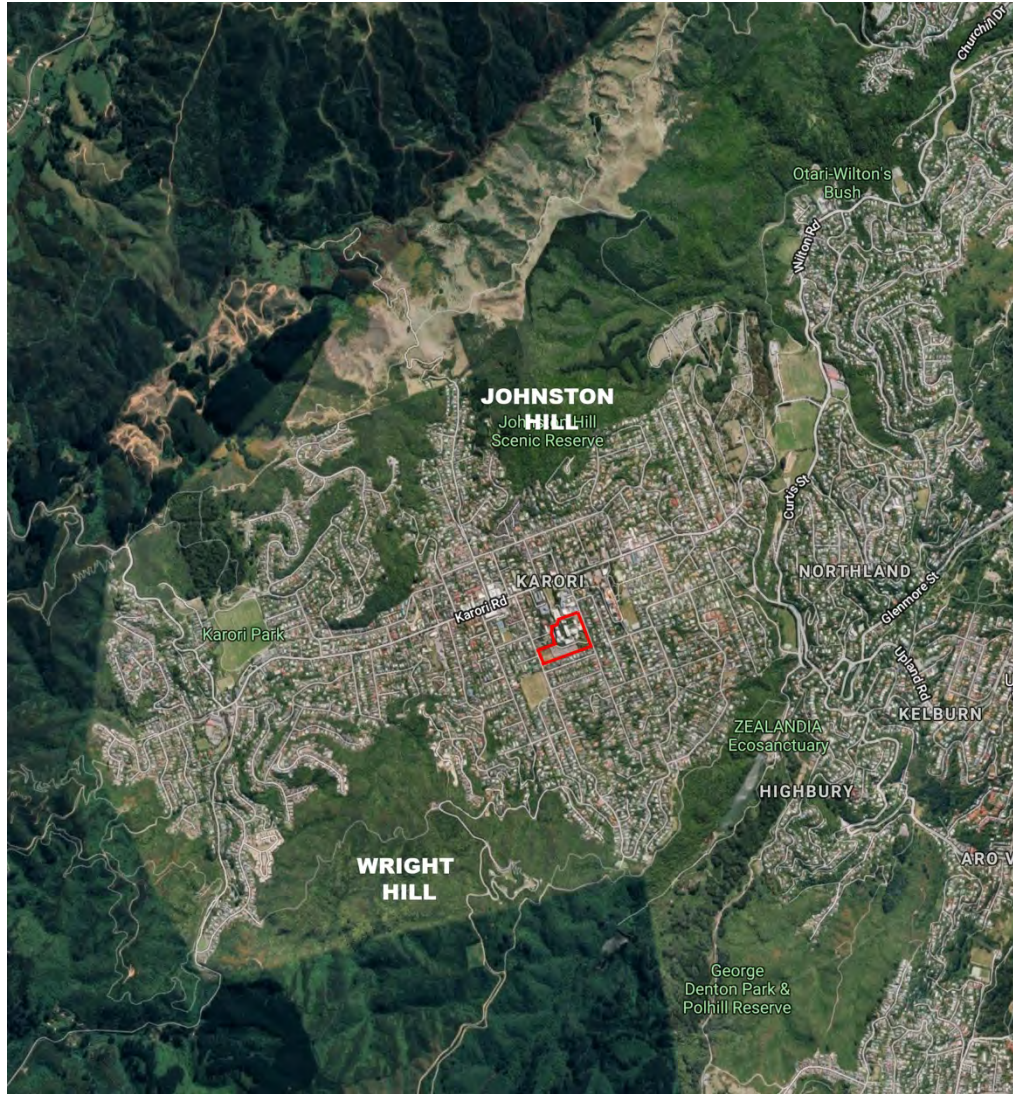


Figure 43: A Google aerial photograph of Karori with the Site outlined in red. This image illustrates the generally flat valley occupied by the rectangular grid of central Karori and the residential areas on the surrounding hills, including Johnston Hill (to the north) and Wright Hill (to the south), which overlook the Site.



Figure 44: The Site, as viewed from Johnston Hill to its north.



**Figure 45: The Site, as viewed from Wright Hill to its south.**



**Figure 46: A panoramic view of Karori from Johnston Hill. The former 10 storey Malcolm building is just visible to the left of the brick-red coloured steeply pitched Church roof near the left of the image. Wright Hill is in the background.**



**Figure 47: A panoramic view of Karori from Wright Hill. The Site is immediately above the large grassed area of Ben Burn Park. Johnston Hill is on the left of the image.**



**Figure 48: A panoramic view of Karori from Wright Hill. The Site is marked by the former 10 storey high Malcolm building in the centre of the image with the light grey roofed Theatre Drama Block and the Dance Block (also now removed) immediately below. Johnston Hill is on the right of the image.**

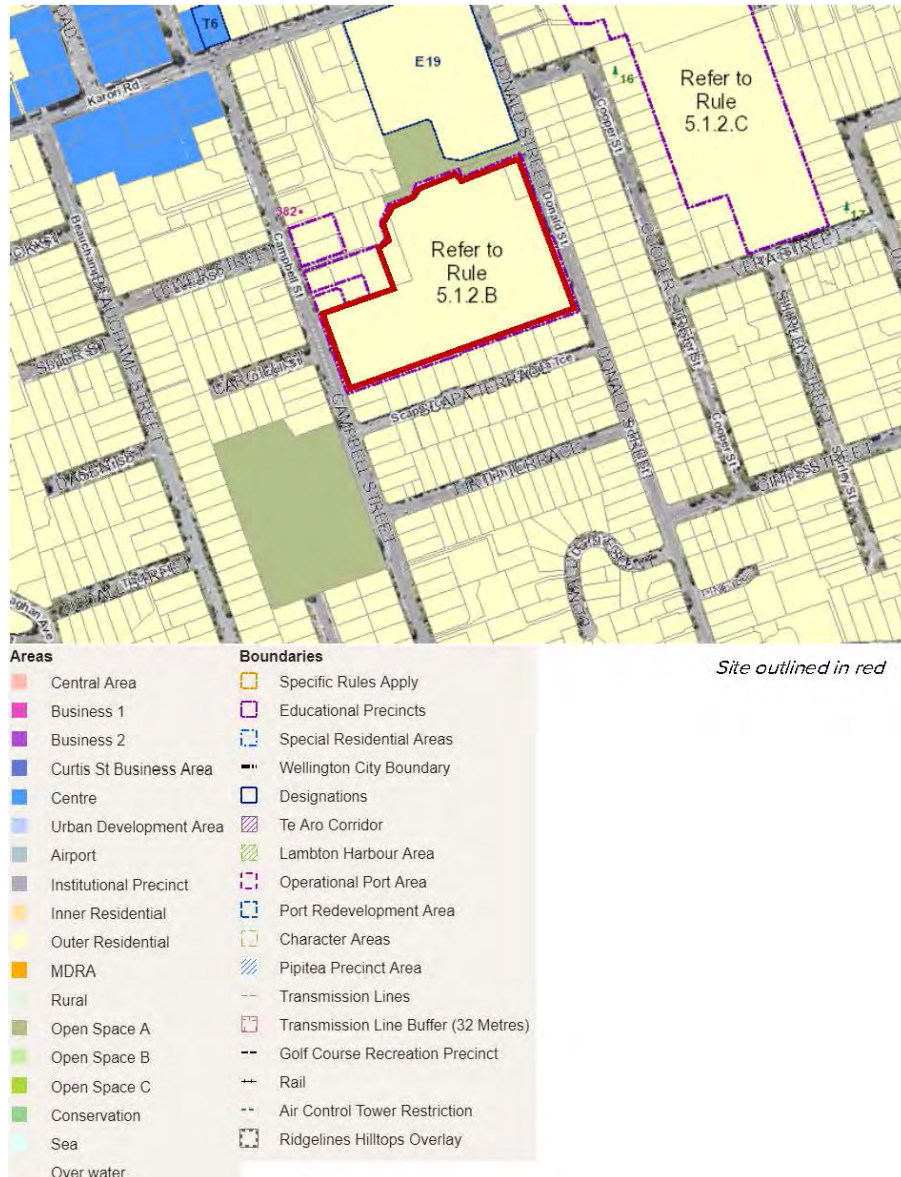
3.51 It is considered that the analysis of the Site, its boundaries and wider context illustrates how the characteristics of the Site and the Teachers' College buildings contrasted with the predominantly residential character of the adjoining properties and the wider Karori area. The use, bulk, height, scale and Brutalist architecture of the Teachers' College buildings have for some time collectively given rise to a highly distinctive landmark which was a key definer of the character of this central area of Karori.

#### **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 framework that applies to the Site. However, 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.

## Outer Residential Area Zone

- 4.2 As already noted, the Site is located in the Outer Residential Area (**ORA**) Zone in the Wellington District Plan (**District Plan**). The Site is predominantly surrounded by properties that are also subject to the ORA Zone, with the exceptions being the Karori Pool to the north of the Site and Ben Burn Park to the south-west, both of which are zoned Open Space A (refer Figure 49).



**Figure 49: Appendix A: Wellington District Plan Map.** The Site is outlined in red. The yellow shaded area indicates the ORA zone and the purple line identifies the Educational Precincts. The blue shaded area is the Karori Centre. The larger of the two green areas show Ben Burn Park (to the Site’s south-west) and the smaller area adjoining the Site’s northern boundary is the land occupied by the Karori Pool, both of which are zoned Open Space A.

4.3 The ORA is described in the District Plan as providing for residential development and intensification (including multi-unit developments) in a manner that will maintain existing character and respect the amenity of adjacent properties.<sup>7</sup> The District Plan describes the residential character of ORA Zone as varying depending on the type of landform and the extent of vegetation evident.<sup>8</sup> In the ORA Zone, dwellings are identified as typically being located on larger sections, and developments as more spacious than other parts of the city.

4.4 The key outcomes sought by the objectives and policies in the District Plan relating to the ORA Zone, as relevant to my assessment, include:

- The efficient use of resources via consolidation of the established urban area;<sup>9</sup>
- The achievement of residential intensification, provided that it does not detract from the character and amenity of the existing neighbourhood;<sup>10</sup>
- New development that acknowledges and respects the character of the area, is of an appropriate scale and intensity, and is compatible with surrounding development patterns and its amenity values;<sup>11</sup>
- The provision of on-site, ground level open space as part of new residential developments so as to enhance visual amenity and assist with the integration of new developments into the existing residential environment;<sup>12</sup>
- The encouragement of residential development that increases opportunities for open space and minimises hard surfaces; and<sup>13</sup>

---

<sup>7</sup> Section 4.1 - Chapter 4: Residential Areas.

<sup>8</sup> Section 4.1 – Chapter 4 Residential Areas.

<sup>9</sup> Objective 4.2.1 and Policy 4.2.1.1.

<sup>10</sup> Policy 4.2.1.5.

<sup>11</sup> Objective 4.2.3, and Policies 4.2.3.1 and 4.2.4.1.

<sup>12</sup> Policy 4.2.3.5.

<sup>13</sup> Policy 4.2.3.6.

- The provision of multi-unit developments that provide high quality living environments that avoid or mitigate adverse effects on neighbouring properties.<sup>14</sup>

4.5 With respect to the provision of multi-unit developments, the explanatory sections of the District Plan note that the Wellington City Council will encourage new multi-unit developments to locate on ‘windfall sites’ and undeveloped residential properties – given the emphasis on maintaining existing character and amenity in the ORA Zone. The explanatory section notes that ‘windfall’ sites can provide significant opportunities for residential intensification without leading to a loss of existing residential character.<sup>15</sup>

4.6 The built form standards that apply to the ORA Zone are documented in the AEE. However, I note by way of context for my assessment that a multi-unit development as a restricted discretionary activity on the Site is subject to compliance with a building height of 8 m<sup>16</sup> and a maximum site coverage of 35%.<sup>17</sup> Additional rules apply with respect to front yard depth,<sup>18</sup> ground level open space,<sup>19</sup> building recession planes,<sup>20</sup> additions and alterations to buildings with an existing non-compliance standard<sup>21</sup>, and maximum fence height.<sup>22</sup> Non-compliances with the built form standards are also a restricted discretionary activity.<sup>23</sup> I note that Clause 5.3.4.15 provides a condition which states that the

---

<sup>14</sup> Policy 4.2.4.2.

<sup>15</sup> Explanation following Policy 4.2.1.5.

<sup>16</sup> Standard 5.6.2.5.

<sup>17</sup> Standard 5.6.2.4.

<sup>18</sup> Front yards require a minimum depth of 3 m (Standard 5.6.2.2).

<sup>19</sup> 50 m<sup>2</sup> of private ground level open space is required per residential unit (Standard 5.6.2.3).

<sup>20</sup> Buildings, structures, fences and walls shall not project beyond a building envelope that is 2.5 m above the ground level at the boundary and at an angle of 45° (Standard 5.6.2.8).

<sup>21</sup> When the existing building exceeds the standards for height or building recession planes, any addition that increases the footprint of the existing building must not exceed those heights stated in Rule 5.6.2.9.3 (Standard 5.6.2.9).

<sup>22</sup> On street frontage a fence or wall shall have a maximum height of 2 m from ground level at the boundary – Standard 5.6.2.10

<sup>23</sup> Rule 5.3.4.



total site coverage must not exceed the standard by 42%. Clause 5.3.4.16 provides a condition that the maximum building height stated in the standard (except for Medium Residential Areas) must not be exceeded by more than 20%.

### **Assessment Matters**

- 4.7 As is detailed in the AEE, I understand the Proposed Village requires resource consent for a non-complying activity under Rules 5.3.4 and 5.5 of the District Plan as it will not comply with the yard, ground level open space, site coverage (Clause 5.3.4.15), maximum height (Clause 5.3.4.16), and building recession planes.
- 4.8 Although the application is a non-complying activity, I have referred to the relevant matters of discretion in relation to Rules 5.3.4 and 5.3.7 as a guide to my assessment. The matters of discretion relate to the following:
- The design (including building bulk, height, and scale), external appearance, and siting (including landscaping, parking areas, vehicle manoeuvring and site access) of the Proposed Village;<sup>24</sup>
  - Effects generated by the following standards not met by the Proposed Village:
    - 5.6.2.3 - Ground level open space;<sup>25</sup>
    - 5.6.2.4 - Site coverage;<sup>26</sup>
    - 5.6.2.8 - Building recession plane; and<sup>27</sup>
  - The effect of building height on the amenity values of adjoining properties; and the character of the surrounding neighbourhood, including the form and scale of neighbouring buildings (with regard to the Proposed Village not meeting the maximum height standard<sup>28</sup> and

---

<sup>24</sup> Rule 5.3.7.1.

<sup>25</sup> Rule 5.3.4.3 – see footnote 11

<sup>26</sup> Rule 5.3.4.4 – site coverage shall not exceed 35%.

<sup>27</sup> Rule 5.3.4.7 – see footnote 11.

<sup>28</sup> Rule 5.3.4.5 and Standard 5.6.2.5 – 8 m in the ORA Zone.

the additions and alterations to buildings with an existing non-compliance standard<sup>29</sup>).<sup>30</sup>

I have however assessed all potential urban design effects of the Proposed Village in this report.

### **Residential Design Guide**

4.9 Additionally, as stipulated by the explanatory notes to Rule 5.3.7, multi-unit developments will be assessed against the Residential Design Guide and are to be accompanied by a design statement (which this assessment is considered to address).

4.10 Those aspects of the Residential Design Guide relevant to the Proposed Village include:

- **Character** - assessing and complementing neighbourhood character; consistency and contrast; landform; vegetation; height; plan dimensions and siting; frontage setbacks; wall and frontage orientation; silhouette and roof form; façade articulation; materials, finishes, textures and colours; and adding to an existing building;<sup>31</sup>
- **Site Planning** - comprehensive, integrated site planning; positive open spaces; sunlight and daylight to living areas; and car parking, garage and driveway location;<sup>32</sup>
- **Building Design** - internal consistency and integration; frontages to the street; scale and visual complexity; building tops; space and amenity; privacy for internal spaces; and entrances and sense of address; and<sup>33</sup>
- **Open Space Design** - private open space; shared private open space; privacy for open spaces; accessway design; planting design; site development and construction; and service facilities.<sup>34</sup>

---

<sup>29</sup> Standard 5.6.2.9 – see Footnote 12.

<sup>30</sup> Rule 5.3.4.5.

<sup>31</sup> Residential Design Guide – Chapter 1: Character.

<sup>32</sup> Residential Design Guide – Chapter 2: Site Planning.

<sup>33</sup> Residential Design Guide – Chapter 3: Building Design.

<sup>34</sup> Residential Design Guide – Chapter 4: Open Space Design.

- 4.11 The relevant objectives, policies and standards have informed my assessment of the Proposed Village in Section 8.0 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.
- 5.2 The assessment of the urban design effects of the Proposed Village is contained in Section 8.0 of the report.

### **The Proposed Village**

- 5.3 The Proposed Village is illustrated in the Ryman Drawings listed in Annexure 1 of this report.
- 5.4 The Proposed Village is described in detail in the AEE, so it is only briefly described here.
- 5.5 In summary, the Proposal involves the following works:<sup>35</sup>
- i. The retention, alteration, and re-use of the 2 storey Tennant Block, the 3 storey Allen Ward VC Hall, and the 2 storey octagonal component of the Oldershaw Music Block;
  - ii. The construction of a series of interrelated 1 - 7 storey Village Centre buildings (Buildings B01A and B01B). These buildings will contain independent living apartments, assisted living suites, care rooms and communal amenities;
  - iii. The construction of five new 2 - 3 storey residential apartment buildings (B02-B06);
  - iv. The construction of a new 2 - 3 storey residential apartment building (B07);<sup>36</sup>

---

<sup>35</sup> Refer Ryman Drawing RC04 .A0-021 Proposed Site Plan With Aerial.

<sup>36</sup> *ibid*

- v. The retention of as much of the Lopdell Gardens area as possible, with removal limited to that needed to construct new buildings to replace the demolished Teachers' College buildings that border the edges of the Gardens;<sup>37</sup>
- vi. The retention of the large planted area in the south-eastern corner of the Site and its transformation into a publicly accessible 'pocket park' fronting onto Donald Street;<sup>38</sup> and
- vii. The creation of new landscaped courtyards between Buildings B02 and B03, B03 and B04, and B05 and B06.<sup>39</sup>



**Figure 50: The Building Removal Plan (RCA05 ..A0-12) shows the Teachers' College buildings, most of which have been removed. The red line indicates the Site boundaries and the pink buildings indicate those that have been removed. The light grey buildings will be retained and incorporated into the Proposal.**

<sup>37</sup> Ibid, L0-010\_P

<sup>38</sup> Ibid, L0-0101\_P and L0-020\_PP

<sup>39</sup> Ibid, L0-010\_P



**Figure 51: The Proposed Site Plan (RC04 .A0-021). B01A and B01B comprise the VC or Village Centre, Assisted Living Suites (ALS), and Care Rooms. B02-B07 contain the Independent Apartments (IA).**

5.6 The author was involved in the production and assessment of various iterations of Site Plan layouts and individual building designs. The primary objective of these iterations was to achieve a functional retirement village layout, while minimising any infringements of the relevant WDP standards and avoiding potentially adverse character and amenity effects on neighbouring residential properties, and the wider environment.

5.7 The key changes made between Site Plan iterations for urban design purposes were:

- The replacement of the Malcolm, Panckhurst, Gray and Waghorn, Blocks, and the Theatre and Dance Studios, with new buildings, rather than their retention and reuse in order to address earthquake structural stability and resident safety considerations;
- Iterations to the form and articulation of Building B01; and

- The architectural articulation and modulation of the Campbell Street elevation of Building B02 to improve the built form response to the existing scale and residential character of the street.

### Site Masterplan

5.8 In summary, the proposed Site Master Plan was based upon the following (refer Figure 51):

- The tallest buildings (B01A and B01B) located near the centre of the Site, aligning with the tallest Teachers' College buildings;
- Retaining as many of the existing Brutalist style buildings as is practical taking into account considerations of earthquake structural stability and resident safety;
- Low, narrow southern ends to apartment Buildings B02-B06, with generous gaps between, to minimize effects on the existing neighbouring houses in Scapa Terrace;
- Stepping down of building forms adjacent to the southern boundary (B02 – B06) to provide a suitable interface with neighbouring properties;
- Generous landscaped open spaces around buildings;
- Retention of much of the Lopdell Gardens, except for those parts that must be removed for construction requirements. These gardens will be supplemented by new planting;
- The provision of a new publicly accessible 'pocket park' in the south-eastern corner of Donald Street;
- Basement car parking under Village Centre Buildings B01A and B01B, and under-croft parking beneath Buildings B02-B06, to minimise on-grade parking and maximise landscaping; and
- Creation of a positive interface with adjacent streets (Building B02 and B07).

### Building types

5.9 In addition to the retained Teachers' College buildings, the Proposed Village will consist of two main building types: The Village Centre (Buildings B01A and B01B), and independent living apartments (B02-B07).

5.10 The Village Centre B01 contains basement parking on Levels 0 and 1, the dementia, rest home and hospital care rooms, assisted living suites, and independent living apartments, together with the Village Centre communal facilities and amenities on Levels 1-6<sup>40</sup>.

5.11 The independent living apartments B02-B06 contain two and three bedroom apartments, many of which have two external faces to optimize natural light and outlook and cross ventilation. For the apartment buildings B02-B06 inclusive, undercroft, ground-level carparking forms a podium to apartments above. For Building B07 carparking is located in a basement.

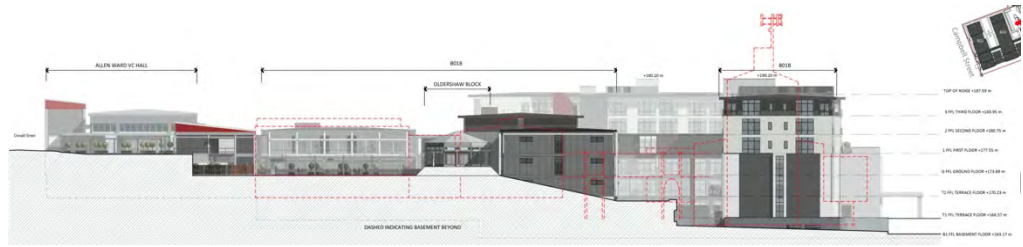
### Building elevations

5.12 The building elevations have been designed by Ryman in conjunction with heritage specialist David Pearson. The design seeks to create a 'family' of buildings, each with their individual character, but with some aspects in common. The verticality of the buildings is broken down into two or three horizontal 'bands' of different architectural treatment, materials and colours (refer Figures 52, 53 and 54).



**Figure 52: The proposed Village Centre elevations and sections (Ryman Drawing RC27 .A2-020).**

<sup>40</sup> Including 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



**Figure 53: The proposed Village Centre elevations (Ryman Drawing RC30 .A2-050).**



**Figure 54: Courtyard elevation – East (Ryman Drawing RC29 .A2-040).**



**Figure 55: An artist's impression of the Village Centre B01B.**



- 5.13 The Village Centre has the largest bulk, but this has been visually reduced and broken down by being distributed across several separate and/or linked buildings comprising Buildings B01A and B01B.<sup>41</sup>
- 5.14 The main component of the Village Centre forms a 'U-shaped'<sup>42</sup> building with narrow ends adjoining the northern boundary. The smaller components of Building B01A spatially define the southern edge of the communal courtyard. The proposed new Village buildings have been related well to the layout of the retained former Teachers' College buildings. Also, both old and new buildings have been related well to the social courtyard they spatially define and contain.
- 5.15 The architectural treatment of the elevations of Buildings B02-B07 deploys similar materials and colours to those used on the Village Centre buildings (B01A and B01B) (Refer Figures 52, 53, 54 and 55).

#### Building sections

- 5.16 The various floor plan and cross-section drawings illustrate how the building forms have stepped heights *within* many of the buildings and *between* buildings. These steps respond to the downward sloping contours of the Site, from north-east to south and to the Site boundaries with neighbouring properties and streets.
- 5.17 A 3 storey 'frame' overlaid onto the eastern and northern elevations of the 6 storey Buildings B01B, provides an appropriately scaled spatial definition of the communal courtyard they face.

#### Building height

- 5.18 The proposed new buildings encroach significantly beyond the 8m permitted building height standard. It is important to note that this height plane is not a maximum, per se, and exceeding this height plane does not necessarily result in adverse effects. The effects are to be assessed with regard to the considerations discussed in Section 8.0 of this report.

---

<sup>41</sup> Refer RC04 .A0-021 Proposed Site Plan with Aerial.

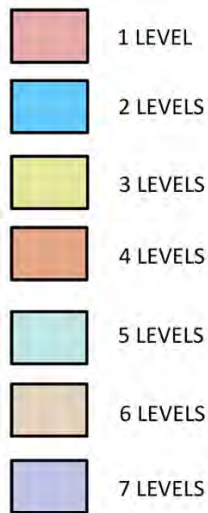
<sup>42</sup> Ibid.

- 5.19 Where possible, new buildings near the boundaries of the Site, particularly the apartment buildings B02-B07 adjoining neighbouring residential properties, meet the 8m permitted building height standard.
- 5.20 Other buildings, such as the Village Centre (Buildings B01A and B01B), are typically located in or near the centre of the Site, or well away from neighbouring residential properties where their effects are minimized and they reinforce the social heart of the Village. The Village Centre buildings necessarily contain a wide range of accommodation and amenities, which for administration and functional reasons needs to all be within the same 'interconnected' building, more or less under the same roof, and equally accessible from the apartment buildings.
- 5.21 The proposed new buildings are intended to respond to the heights of the Teachers' College buildings that are to be retained and to generally echo the heights of the Teachers' College buildings which have been demolished. The existing, undeveloped, flat part of the Site is to be used for 2-3 storey apartment buildings B02-B07. With the exception of the proposed new Buildings B02-B07, which will occupy the vacant playing field land and the planted area to the south of the Allen Ward VC Hall, the overall layout and massing of built form on the Site will be similar to that which existed on the Site prior to its proposed transformation from a Teachers' College to a retirement village.<sup>43</sup> Notwithstanding the additional mass of the proposed new Village Buildings B02-B07, the built form on this Site will retain some of the former Teachers' College buildings, and will resemble and echo the former built form on this Site that local residents will have been familiar with for many years.
- 5.22 Of the three buildings proposed to be retained, the Allen Ward VC Hall and the north-west corner of the Tennant Block already exceed the 8m permitted building height standard. Only the octagonal-shaped Oldershaw Music Block fully complies with this standard.<sup>44</sup>

---

<sup>43</sup> Refer Figure 57: Ryman Drawing RCA09 .A0-40 Existing Building Heights 3D.

<sup>44</sup> Refer Figure 57: Ryman Drawing RCA09 .A0-40 Existing Building Heights 3D.



**Figure 56: Proposed buildings heights plan and legend (Ryman Drawing RCA11 ..A0-42). Levels include basements unless stated otherwise. The existing Allen Ward VC Hall and stage area aligning Donald Street considered as 3 levels. For clarity – new and existing single level pedestrian links and porticos have been excluded.**

5.23 Figures 57 and 58 illustrate (respectively) the degree to which the Teachers' College and proposed new buildings encroach through the (orange-coloured) 8m permitted building height plane. These two figures also illustrate how the floor plans and site layouts of the proposed new Buildings B01A and B01B

generally follow those of the Teachers' College buildings which have been demolished. The additional Buildings B02-B07 generally occupy flat land that has, until now, remained vacant.

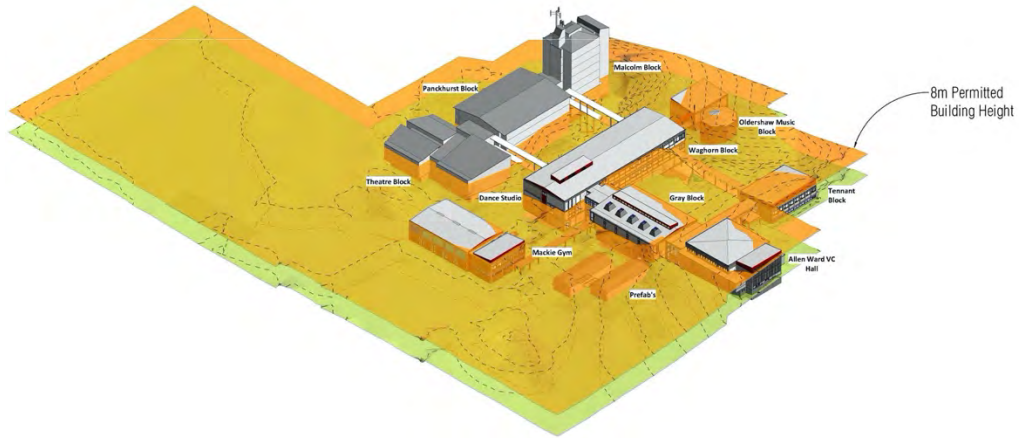


Figure 57: Existing Building Heights 3D (Ryman Drawing RCA09 ..A0-40).



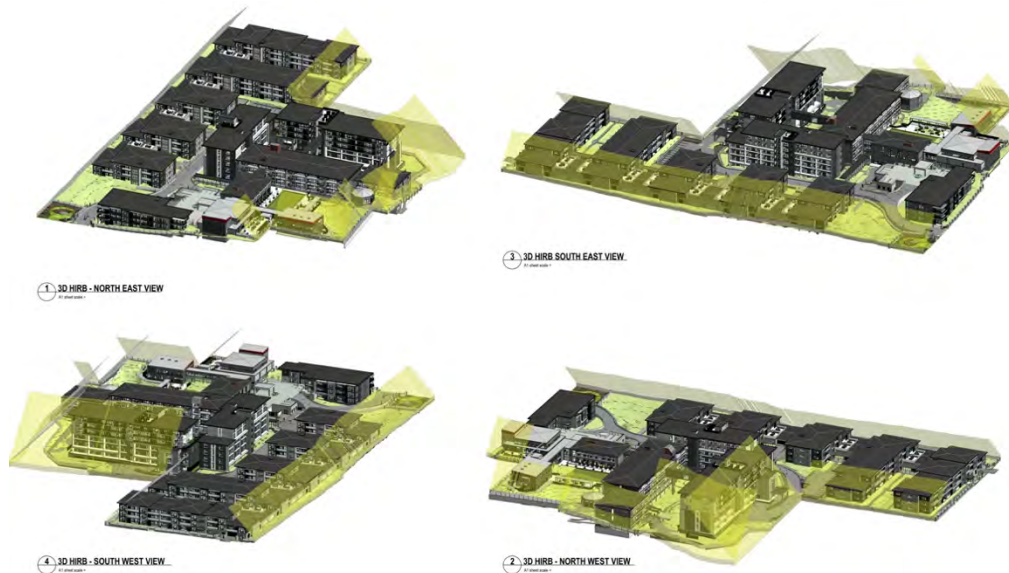
Figure 58: Proposed Building Heights 3D (Ryman Drawing RCA10 ..A0-41).

5.24 The effects of the areas of encroachment beyond the 8m permitted building height standard are assessed in Section 8.0 of this report.

Height in relation to boundary (HIRB)

5.25 No HIRB controls apply to the Site's Donald Street and Campbell Street frontages.

5.26 With the exception of a very minor encroachment of the eaves of Buildings B04 and B05, all of the proposed buildings comply with the HIRB applying to the southern boundary of the Site (refer Figure 59).



**Figure 59: The WDP ORA 3D Height In Relation to Boundary (HIRB) recession plane applied to the Site (RCA12 ..A0-50).**

5.27 With regard to the northern and western boundaries, the northern ends of Buildings B01A, B02 and B03 encroach through the HIRB. The effects of the encroachment into the HIRB are assessed in Section 8.0 of this report.

#### Landscape Master Plan

5.28 The Landscape Master Plan (*'Resource Consent – Indicative Landscape Plan'*) has been provided by Sullivan + Wall Landscape Architects.<sup>45</sup>

5.29 Key drivers of the landscape concept include (refer Figure 60):

- Retention of much of the Lopdell Gardens, with removal limited to that needed for the proposed construction works, vehicular access around the northern end of Building B01B, and car parking;
- A new entrance courtyard off Donald Street, to the north of the Allen Ward VC Block;

---

<sup>45</sup> Refer Sullivan + Wall Drawing 042-RCT\_S01\_L0-010P\_J (Resource Consent – Indicative Landscape Plan) (Ryman Drawing A10-010).

- A new publicly accessible ‘pocket park’ at the southern end of the Donald Street frontage;
- Planting along the Donald Street and Campbell Street frontages; and
- New planting along most of the southern boundary to help screen the proposed Buildings B02, B03, B05 and B06 from view from the rear yards of the Scapa Terrace properties. Trees along the southern boundary adjacent to these buildings will be placed to allow for overland stormwater flow (refer Figure 60). In addition, approximately 50m of the area alongside the boundary to the east of Building B03 to the west of Building B05 (as indicated on Drawing L0-010\_P) will not support large tree species due to stormwater piping. Planting will be restricted to small native trees, shrubs and ground covers where considered appropriate. Evergreen species will be used to avoid scruffy dome.

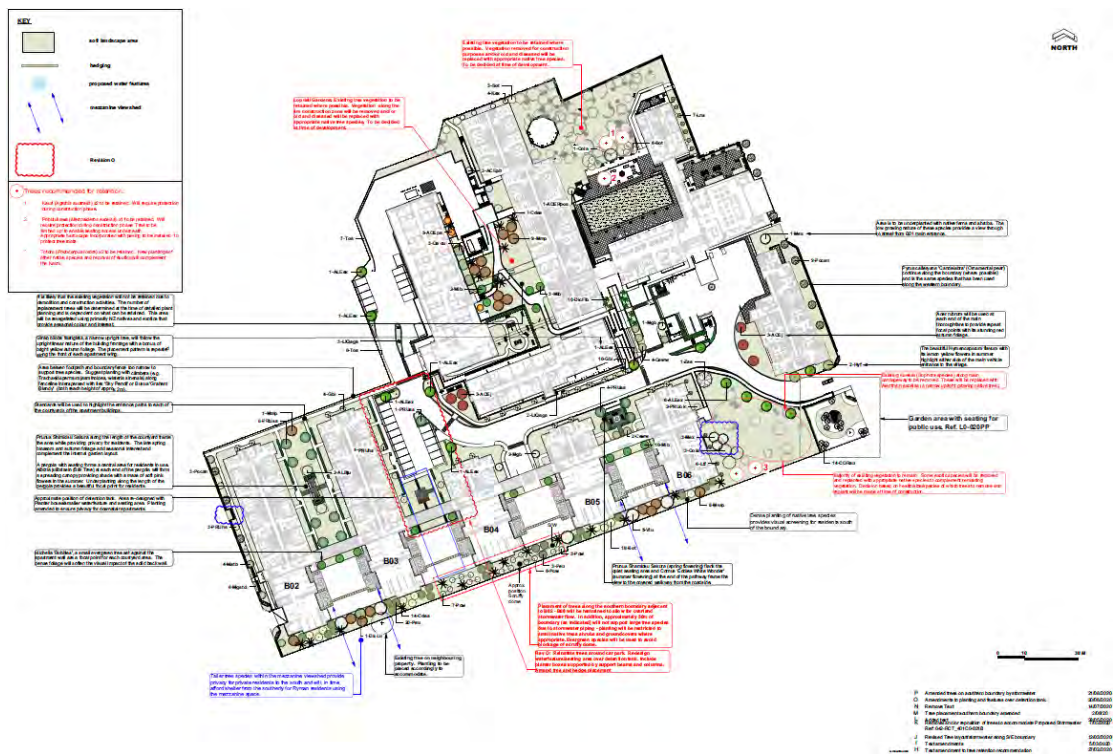
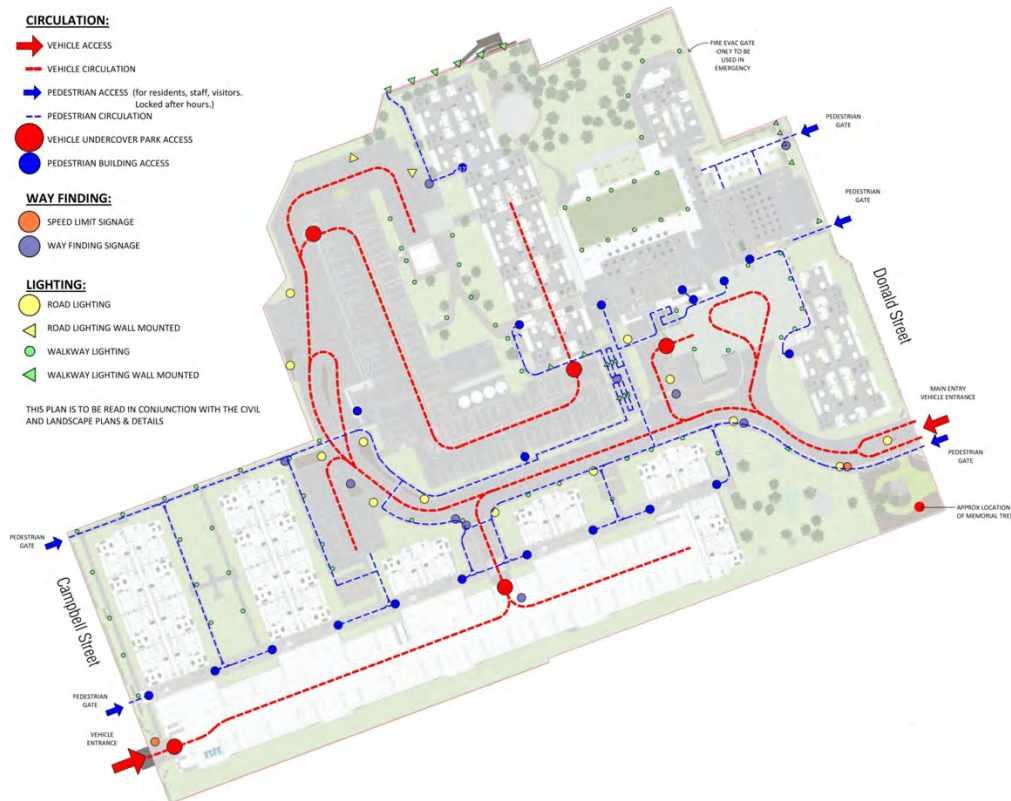


Figure 60: The Indicative Landscape Plan (Ryman Drawing L0-010\_P).

Site access and circulation

5.30 The existing through-site vehicular access between Donald and Campbell Streets will no longer be provided (refer Figure 61).



**Figure 61: The Site circulation and wayfinding plan (RCA06 ..A0-20).**

- 5.31 The existing vehicular entrance off Donald Street will be retained, while that off Campbell Street will be closed and replaced with a driveway into the undercroft parking beneath apartment buildings B02-B06. The existing Donald Street delivery ramp along the southern side of the Allen Ward VC Hall will be retained.
- 5.32 New gated, security, pedestrian entrances will be provided: off Donald Street into the courtyard to the north of Allen Ward VC Hall; alongside the southern wall of Allen Ward VC hall; via the main Donald Street vehicular entrance gateway; via the Campbell Street frontage of Building B02; and via the northern end of the Campbell Street frontage.<sup>46</sup>
- 5.33 The existing pedestrian public pathway along the edge of the northern boundary will be retained and, following a boundary adjustment, the parts of the pathway within the Site will be transferred into Council ownership. Lighting on buildings on the Site will enhance the lighting of the pathway at night.

<sup>46</sup> Refer Ryman Drawing RCA06 ..A0-20 Circulation way finding.

5.34 The Site access and circulation informs the assessment of urban design effects in Section 8.0 of this report.

#### Boundary fencing

5.35 Three types of boundary fencing are proposed; Type A, Type B and Type C.<sup>47</sup>

5.36 Fence Type A will consist of a visually permeable powder-coated metal palisade. This fence type will be located along the edge of the pedestrian pathway leading from Donald Street to the Karori Pool. The proposed new fence along the northern-most length of the Donald Street to Campbell Street pedestrian walkway boundary will have wall-mounted lighting.

5.37 Fence Type B will consist of pre-cast base panels and plaster finish concrete pillars with visually permeable, powder-coated, metal palisade railing panels between. This fence type will be located along the boundaries with Campbell Street, Donald Street and the southern edge of the Donald Street 'pocket park'.

5.38 Fence Type C will consist of a 1.8m high timber palisade fence. It will be located along the northern and western boundaries between the Karori Pool and Campbell Street, and along the Site's southern boundary with the residential properties on the northern side of Scapa Terrace.

5.39 Part of the north-west corner of the Site will have its boundary re-aligned to ensure that the entire length of the pedestrian pathway between Donald Street and Campbell Street lies outside the Site.<sup>48</sup>

#### **Design Philosophy**

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

- i. To align with the relevant zone objectives and policies and to comply with the standards of the WDP as far as practicable, given the Site context and the Proposed Village's functional, operational and structural upgrading requirements;

---

<sup>47</sup> Refer Ryman Drawing RC12 .A0-110 Proposed Site Fencing Plan.

<sup>48</sup> Refer Ryman Drawing RCA99 .A0-400 Donald to Campbell Street Path.



- ii. To limit any breaches of the relevant planning standards to minimise any actual or potential adverse environmental effects arising from any breach on the Karori residential environment generally, its adjoining streetscapes and/or its immediate neighbours;
- iii. Recognise the heritage values of the Teachers' College buildings and retain those values where practicable, bearing in mind their original institutional functional purposes, the complexities of safely and legally structurally upgrading the buildings, the residential amenity requirements of comprehensive care retirement villages and the dimensions of their grid structures and plan footprints;<sup>49</sup>
- iv. To utilise the approximate locations and floor plan footprints of the Teachers' College buildings that will be deconstructed to inform the general location and shape of the tall Buildings B01A and B01B;<sup>50</sup>
- v. To locate the Building B01A components of the Village Centre on the eastern part of the Site, facing Donald Street. This location provides the best opportunity to viably re-use and re-purpose the Teachers' College buildings and exterior spaces proposed to be retained and which provide Donald Street users with a continuity of architectural character with which they are familiar;
- vi. To create a social heart to the Village with communal facilities clustered around the open-space courtyard;
- vii. To respond to the operational need to accommodate the care rooms, assisted living suites and communal amenities within the Village Centre (Buildings B01A and B01B);
- viii. To locate the Building B01B components of the Village Centre to the north of the centre of the Site, in the same location as the tallest Teachers' College buildings;
- ix. To reduce the visual scale of the operationally and functionally necessarily large footprint of the Village Centre (Buildings B01A and

---

<sup>49</sup> Refer Ryman Drawing RCA05 .A0-12: Building Removal Plan.

<sup>50</sup> Refer Ryman Drawing RC04 .A0-021: Proposed Site Plan With Aerial.

B01B) by creating a series of architecturally articulated and modulated 'distinct' building forms, joined together with bridges and recessed 'links', and by varying the palette of cladding materials and colours used on the building elevations;

- x. To use the vacant areas of the Site to accommodate new independent living apartment buildings B02 - B06 to the north of the Site's southern boundary and B07 fronting onto Donald Street;<sup>51</sup>
- xi. To create a primary east-west and north-south vehicular movement axis within the Site, accessed from the existing entry point off Donald Street;
- xii. To create an accessible network of pedestrian pathways to provide easy access to the centrally located Village Centre (Building B01A and B02B);
- xiii. To create a series of well defined, interrelated and legible communal outdoor spaces that will act as social gathering areas, contribute to the Village character and, in concert with the various courtyard, Donald Street 'Pocket Park', landscape, road and pedestrian pathway components of the Site plan, will enhance orientation and way-finding within the Site;
- xiv. To configure the location and orientation of the various separate B02-B07 apartment floor plan footprints to reinforce the north-south orientation of the existing building fabric and exterior spaces already established on the Site, and to create narrow ends to the buildings near the southern boundary with the Scapa Terrace properties;
- xv. To maximize the size and amenity of outdoor gardens and minimise the visual dominance of surface parking areas by providing car parking in basements and undercrofts, and keeping vehicular circulation pathways to a minimum;
- xvi. To create an inviting and welcoming 'axial' entrance into the village from Donald Street, via the exterior Village Centre entry, the interior foyer,

---

<sup>51</sup>

Refer Ryman Drawing RC04 ..A0-021: Proposed Site Plan With Aerial.

and out into the north-facing, sunny and wind-protected former 'Quad' with its cafe terrace and bowling green; and

xvii. To deliver a visually attractive and operationally efficient comprehensive care retirement village.

5.41 The influence of this design philosophy on the design of the Proposed Village is illustrated in the Drawings.

## **6.0 DESIGN STATEMENT**

6.1 I have read the WCC Residential Design Guide and Section 3.2.4.1 of the WDP, which states that any application for a resource consent that is to be assessed against a Design Guide must be accompanied by a Design Statement.

6.2 The Design Statement is required to set out the design principles of the development proposal.

6.3 The Proposal's design principles are discussed elsewhere in this report. For example:

- Design principle 3.2.4.1 Bullet Point 1: A demonstration of how, through the design process, the respective design guide objectives and guidelines have been considered, for example, through considering options, before a final solution has been reached – refer to Sections 3.0 (The Site, its boundaries and wider context), 6.0 (Design Statement) and 8.0 (Assessment of Effects) in this report;
- Design principle 3.2.4.1 Bullet Point 2: Significant features of the site - refer to Section 3.0 of this report (The Site, its boundaries and wider context);
- Design principle 3.2.4.1 Bullet Point 3: The relevant history of the site - refer to Section 5.0 of this report (The Proposal and its design philosophy);
- Design principle 3.2.4.1 Bullet Point 4: An explanation of how the proposal strengthens or enhances the existing form and character of the city - refer to Section 8.0 (Assessment of Effects) and the

Assessment of Environmental Effects (**AEE**) produced by Mitchell Daysh;

- Design principle 3.2.4.1 Bullet Point 5: Where the development is of a size or in a location with city-wide significance, include a description of how the development is seen in the context of the wider city and how it links into that context – refer to 3.0 The Site, its boundaries and wider context; and
- Design principle 3.2.4.1 Bullet Point 6: A description of how the development integrates into its surroundings and the contribution it makes to the overall quality of the environment - refer Section 8.0 (Assessment of Effects) of this report.

- 6.4 The design options have integrated the heritage characteristics and values of the former buildings and use of the Site into the overall development, including considerations of the heritage buildings' adaptive re-use as a comprehensive care retirement village, how new buildings would interface with the retained heritage buildings, and community amenity expectations for the Site. Heritage related considerations are discussed in detail in the Heritage Report by Dave Pearson Architects Limited.
- 6.5 The range of development design options was also limited by the highly functionally specific educational purpose of the existing Teachers' College buildings.
- 6.6 In addition, it was considered important to retain as much of the Site's character-contributing Lopdell Gardens as practicable. This left the northernmost sector of the Site with relatively little development layout flexibility.
- 6.7 In contrast, the largely vacant area of the Site to the south of Buildings B01A and B01B provided the greatest range of options for the Site layout. On this part of the Site, optimising access to sunlight and outlook for Buildings B02-B06 and the proximity and orientation of the new buildings in relation to the existing residential properties on the northern side of Scapa Terrace gave rise to the proposed design option for the southern portion of the Site.
- 6.8 I am also advised that only a very limited number of existing buildings were considered functionally and structurally suitable for a retirement village and I understand that only a few are of a sufficiently high structural integrity to be safe, in the event of an earthquake and to enable their retention. These are

the Allen Ward VC Hall, the Tennant Block, and the 2 storey octagonal shaped component of the Oldershaw Block. The remainder of the existing buildings were considered unsuitable for adaptive reuse and have been deconstructed.

## 7.0 ASSESSMENT METHODOLOGY

- 7.1 Urban design is *primarily* about the character and quality of the public realm and the level of amenity it offers its users.
- 7.2 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.<sup>52</sup>
- 7.3 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 visual dominance, overlooking/loss of privacy, and/or shading.
- 7.4 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***

- 7.5 Urban design factors/documents that have informed my assessment of the Proposed Village include:
- 7.5.1 *The WDP objectives, policies and standards* related to character and amenity (as outlined above);
- 7.5.2 *The WCC Residential Design Guide (RDG)*. This document applies to residential development scenarios such as small scale infill housing developments, multi-unit developments of the kind described and assessed in this report, and work involving pre-1930 buildings. The guide's intention is to facilitate new residential development that is of

---

<sup>52</sup> Wellington District Plan Section 3.2.4.

good design and responds to its neighbours and local context, as well as to the needs of the people who live in it. I have read the RDG and Section 8.0 of this report assesses the Proposed Village against the key objectives of the 'Character', 'Site Planning', 'Building Design', and 'Open Space Design' sections of the RDG and, to the extent that they are relevant, finds that they are met.

7.5.3 *The WCC Guidelines for Design Against Crime;*

7.5.4 *The Ryman Resource Consent (RC) Drawings.* It is noted that the Site Solar Studies show the indicative shading from the Proposed Village and the shading from buildings built to the Residential Building Standards (**RBS**). The RBS is provided for context only and does not indicate a 'permitted baseline' of effects that can be disregarded. Were the RBS to be applied to the assessment of potential shading effects on adjacent properties, the scale of effects identified in Annexure 2 would reduce in a number of instances (given the limited extent of shading beyond that which would be generated by the RBS);

7.5.5 *Visual Simulations VP01-VP015.* 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 on in detail in the Landscape and Visual Effects Assessment report prepared by Rebecca Skidmore; and

7.6 It is considered that there is little reasonable expectation of sunlight on streets, so any shading of streets has not been assessed. The key focus of shading effects is on public open spaces and neighbouring properties, where solar access can be a significant component of amenity.

## **8.0 ASSESSMENT OF EFFECTS**

### **Effects on the Site character**

- 8.1 Notwithstanding the retention of some of the Teachers' College buildings, the visual character of the Site will change from 'educational'/'institutional' to 'residential'. Because of the retention of the existing Allen Ward VC Hall, Tennant Block, the octagonal Oldershaw Block, and the construction on what is currently vacant ground adjoining the Campbell Street boundary, this change will be more obvious from public realms of Campbell Street than from Donald Street.
- 8.2 Many of the proposed new buildings will infringe the 8m permitted building height standard to varying degrees but this has long been the case with the majority of the deconstructed Teachers' College buildings and is one of the factors underlying the unique visual character and 'landmark' quality of the Site.
- 8.3 The Proposal has been comprehensively designed to create a good, clear, balanced overall structure. This is achieved by ensuring that the layout of the buildings creates a series of positive open spaces between, rather than these spaces being just 'left over' around the edges of buildings. For example, and among other outcomes, this results in a distinctive arrival experience and the creation of a Village heart with the clustering of communal facilities and amenities around the courtyard.
- 8.4 The new buildings that encroach beyond the 8m permitted building height plane have been located in similar locations to the tallest Teachers' College buildings, well away from existing residential property boundaries so as to minimize the effects on residential amenity, and in locations where the encroachments will have minimal effects on the non-residential adjoining properties. The new taller buildings are clustered near the centre of the Site in a location which echoes and reflects the previous development on the Site.
- 8.5 In a similar vein, the HIRB standards have been largely complied with where new buildings adjoin existing residential properties. HIRB standards do not apply to street boundaries.

## **Effects on the wider context**

- 8.6 The assessment below considers the effect of the Proposed Village on the character of the wider area beyond the immediately adjoining sites in terms of the proposed site layout, building design and open space.
- 8.7 With the exception of the proposed Buildings B02-B06 on those flat areas of the Site which are currently undeveloped and Building B07 on the Site's Donald Street frontage, the Proposed Village will generally replicate the bulk/mass and location on the Site of the Teachers' College buildings that have been demolished. However, these new buildings on previously vacant land will result in an increase in the bulk and mass of built form on the Site
- 8.8 The Site is one of the largest in central Karori. Its size, together with the underlying Karori topography, its former non-residential (Teachers' College) use and the 'Brutalist' architecture of the buildings has established the Site as a unique and visually prominent feature in the context of the predominantly residential character of its Karori neighbourhood.
- 8.9 The Proposal will intensify the urban form of its central Karori neighbourhood context by building on a greater area of the Site than is currently built upon. This is consistent with Policy 4.2.3.1 of the WDP.
- 8.10 The unique established character of the Site will be retained. The Proposal will replace the 'institutional' landmark provided by the previous 10 storey high Malcolm Building, with the telecommunications aerials attached to its roof, with a lower but longer Building B01B of similar width (refer RC06 and RC07). The Site and its buildings will continue to form a prominent and distinctive feature within the neighbourhood but the land use associated with this feature will be more appropriately residential in character and give rise to a better fit with the typically residential character of the Site's wider context.
- 8.11 I consider the Proposed Village will have positive effects on the wider context for the following reasons:
- The design of the Village will be integrated with the wider context;
  - Notwithstanding the proposed change of use, the Site and some of its former buildings' important roles as landmarks within the wider Karori context will be retained;



- The Teachers' College buildings have contributed to the wider neighbourhood character and amenity experienced by people for some time;
- The retention of Teachers' College buildings and the associated courtyard space along the Donald Street frontage, and their restoration, will maintain and enhance their contribution to the neighbourhood character;
- The design has taken cues from the well-known heritage features of the buildings;
- The apparent bulk of the necessarily large building scale and footprints of the Village Centre (Buildings B01A and B01B) have been effectively reduced, as a result of their convoluted floor plan footprints and elevational articulation and modulation, to sit comfortably amongst the existing detached residential dwellings surrounding the Site;
- There will be generous views into the Site;
- There will be a substantial degree of landscape planting work, especially in the Lopdell Gardens which are visible from the public pathway along the northern boundary of the Site, and in the 'pocket park' proposed to be publicly accessible from Donald Street;
- 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 or undercroft;
- The Proposed Village will increase the choice of residential building types, sizes and architectural styles in the Karori area;
- The Village will increase the intensity of residential accommodation and reduce the effects of urban sprawl; and
- The proximity of the Site to bus routes will enhance opportunities for people to travel by public transport.

### **Effects on surrounding public streets**

#### **Donald Street**

##### *Visual character effects*

8.12 The western edge of Donald Street is visually characterised by residential buildings to the south of the Site and the Karori Normal School to the north. The eastern edge is characterised by largely single storey residential

properties. With the exception of the Karori Normal School to the north, the visual character of the Site and its associated buildings has, for some time, been distinctively different from that of its Donald Street exclusively residential context. The Proposal will have no adverse effects on Donald Street's role as a well-used pathway within the Karori street network. The existing vehicular connection to Donald Street will be retained. However, for security and resident safety reasons, the existing pedestrian-only access from Donald Street will be closed.

- 8.13 The heavily planted open space to the north of the Donald Street vehicular entrance will be occupied by the new Building B07. Otherwise, all existing open spaces and building set-backs along the western edge of Donald Street will be retained.
- 8.14 The Donald Street frontage of the Site contains two 'landmarks'; the vegetated open space on each side of the Site's vehicular entrance and the highly prominent, memorable, somewhat severe and 'closed' 3 storey high Allen Ward VC Hall.
- 8.15 The existing visual character of Donald Street will change as a result of the proposed new 3 level apartment building (B07) to the immediate south of the existing Allen Ward VC Hall (refer Figures 2, 27, 51 and 52). The plan footprint of Building B07 has been configured and located to align with and have a boundary setback similar to the Donald Street frontage of the Allen Ward VC Hall (refer Figures 51 and 52 (RC04 .A0-021, RC08 .A0-060 and RCA11 ..A0-42). The fenestration and balconies on the Donald Street frontage of Building B07 will better engage the Site and its activities with Donald Street, by replacing the planting with apartments which will spatially define and overlook the street and provide enhanced passive surveillance. B07 will also provide better continuity of residential activity and character along the western edge of Donald Street.
- 8.16 The Allen Ward VC Hall, the Tennant Block and the octagonal component of the Oldershaw Music Block will be retained. Some of the Lopdell Gardens will also be retained, as will the planted area to the south of the Building B07 (refer RC04 .A0-021 and Ryman Visual Simulation VP03).
- 8.17 The retention of the Allen Ward VC Hall will provide a corner pivot/punctuation that will visually anchor the more heavily glazed new section of Building B01A

to its west, and the proposed new Building B07 to its south (refer VP01, VP02, VP03 and VP04)<sup>53</sup>.

- 8.18 The combined distribution of both new and old building heights along the Donald Street frontage of the Site will be varied and create an attractive silhouette against the sky.
- 8.19 The stepped height of the proposed new Building B07 will follow the natural south-sloping contours of Donald Street. The new building will sit comfortably amongst the heights of the houses on residential properties to the south (refer RC13 .A0-200 and RC37 .A2-030).
- 8.20 The introduction of the new 'pocket park' will read as part of the Donald Street public realm. It will enhance the visual and functional amenity of the street.
- 8.21 Overall, any visual character effects of the Proposed Village on Donald Street will be positive. It will retain some of the original character of the Site while also ensuring that the strong residential character of Donald Street is reflected in the residential scale and character of development on this area of the Site. The proposal will enhance and activate the Site's street frontage, while creating a good interface with the street and its wider residential neighbourhood.

Visual dominance effects

- 8.22 Visual dominance is understood to result from one element in a particular place or setting being more visually prominent than and 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.

---

<sup>53</sup> Refer Annexure 3 for an explanation of the process used to produce the Visual Simulations, the size to which they should be printed and the distance from which they should be viewed.

- 8.23 It is considered that the character of the buildings which are to be retained have a distinctive but positive visual dominance. This is largely due to their non-residential use and character in what is otherwise a predominantly residential landscape. This dominance contributes to the former Campus creating and signifying a strong sense of community that is of historic significance. For example, having the opportunity to retain the cluster of buildings and create a central village hub around these buildings ensures that this community character that the former education campus was famous for is not lost.
- 8.24 While the existing visual dominance of the Allen Ward VC Hall is significant, the repurposing of the building as part of the Proposed Village ensures that the significance of this building to the Karori and wider community is enhanced and incorporated into the modern state of the art retirement village. While the development on the site will be a dominant feature, the Donald Street residential scale will assist in integrating the retained buildings into the residential development.
- 8.25 The north-western corner of the Tennant Block encroaches beyond the ORA's 8m permitted building height standard. The existing 3 storey Allen Ward VC Hall and the proposed new Building B07 will also exceed the standard – refer Figure 58 (RCA10 ..A0-41).
- 8.26 The HIRB standard does not apply to the Site's Donald Street frontage.
- 8.27 The retention of the height of the existing, long-established, Allen Ward VC Hall, and the width of the street, will minimise any adverse dominance effects on Donald Street.
- 8.28 Building B07 will be viewed in the context of the existing Allen Ward VC Hall which breaches the permitted height standard. It will enhance the spatial definition, containment, character and amenity of Donald Street. It will also introduce a residential element to the Site's Donald Street frontage. Building B07 will also reduce the visual dominance of the Allen Ward VC Hall by blending this rather stark, 'closed' and visually dominant building into the exclusively residential character of the street to the south of the Site (refer VP01, VP02, VP03, VP04 and VP05).
- 8.29 Building B07 will displace the vegetation to the north of the Site's main vehicular entrance but this displacement is considered to be adequately mitigated by

planting in front of the new building (refer Resource Consent – Indicative Landscape Plan.L0-010).

- 8.30 The height of the buildings proposed to be retained, together with the stepped heights of the proposed new Building B07, will create an attractively varied roofline silhouette against the sky and respond to the Site contours by stepping down the Donald Street slope to the south (refer RC13 .A0-200 and VP01-VP05).
- 8.31 The overall vegetated skyline will remain visually intact and will not be challenged or usurped by the proposed new Building B07.
- 8.32 The planting in the proposed publicly accessible ‘pocket park’ to the south of the main entrance to the Site will, when mature, visually eclipse the view from Donald Street of the 5 storey Building B01A and the 7 storey Building B01B. This will positively enhance the residential character of Donald Street (refer VP03).
- 8.33 Overall, any adverse visual dominance effects of the Proposed Village on the amenity of Donald Street will be less than minor.

#### Conclusion

- 8.34 The retained buildings are ‘educational’ and ‘institutional’ in size, scale and character. The retained Allen Ward VC Hall and Tennant Block reflect the former use of the Site. These buildings have a consistent and distinctive Brutalist architectural design style, which is not found in any of the neighbouring residential properties.
- 8.35 The Proposal is respectful of and responsive to the character and amenity of Donald Street. It will not dominate the street. The Proposed Village will result in more of a mix of building ages and styles, including those of a residential character, than did the former Teachers’ College. This outcome will enhance the residential character of and better integrate the Site into its wider Donald Street residential setting. Overall, the character and/or visual dominance effects of the Proposal on the users of Donald Street are considered to be positive.

## **Campbell Street**

### *Visual character effects*

- 8.36 The eastern edge of Campbell Street is characterised by residential properties to the north and south of the Site. With the exception of Ben Burn Park, the western edge of the street is characterised by single storey residential properties.
- 8.37 Campbell Street provides a well-used pathway within Karori and provides clear views into the Site towards the Teachers' College 10 storey Malcolm Block, the 4 storey Panckhurst Block, the 3 storey Theatre and Dance Block and the 2 storey Mackie Gym, all of which have been demolished (refer RC04 .A0-201, RC07 .A0-050, VP09 and VP10).
- 8.38 The currently vacant area of the Site, occupied by tennis and netball courts and the grass playing field will be used to accommodate new residential apartment buildings (B02 - B06) (refer RCA04 .A0-11, RCA09 .A0-40, RCA10 .A0-41 and VP09 and VP10).
- 8.39 The Proposal will change the visual character of Campbell Street as a result of the construction of Building B02 along its eastern edge, on the land currently occupied by the grass playing field. Building B02 will contain basement parking and 3 levels of residential apartments at its northern end, 2 levels of apartments at its southern end, and 3 levels of apartments between (refer RC04 .A0-021, RC14 .A0-205, RC17 .A0-302, RC31 .A1-010, RC34 and RC33 .A1-030). The plan footprint of the building has been configured and located to align with and have a street boundary setback of 6.1m (approximately twice the minimum depth required by the ORA front yard standard), similar to the Campbell Street residential properties to the north and south of the Site - refer RC04 .A0-021 and RC05 .A0-030).
- 8.40 Building B02 will establish a generally continuous residential edge to this part of Campbell Street. This will improve the spatial definition and containment of the street and introduce a continuity of residential activity along the eastern side of the street that is currently lacking.
- 8.41 Building B02 will strengthen the interface between the Proposed Village and the street. It will provide activity on the edge of Campbell Street that will fill the gap in the residential activity to the north and south of the Site (refer VP09).

- 8.42 Building B02 will be in different from but compatible with the scale of its Campbell Street residential context, while at the same time screening from view the larger buildings near the middle of the northern part of the Site.
- 8.43 The three-dimensional form of Building B02 has been designed to locate the 3 level component of the building with a step down to 2 levels at the southern end. This will have the positive effect of merging together the heights and visual scale of the residential buildings to its south. The distance between Building B02 and its nearest neighbour to the north accommodates the change in level from the existing 1 storey neighbouring building in Campbell Street to the 3 storey component of Building B02 on the Site.
- 8.44 Overall, any visual character effects of the Proposed Village on the amenity of Campbell Street will be positive.
- 8.45 When viewed from Campbell Street, the 3 level portion of Building B02 and a negligible part of the 2 storey southern end of Building B02 will exceed the WDP's 8.0m permitted building height standard - refer Figure 58 (RCA10 ..A0-41), RC17 and RC35.
- 8.46 No HIRB standard applies to the Site's Campbell Street frontage.
- 8.47 The 2 storey southern end of Building B02 (which is set back 5.5m from its southern boundary) will continue northwards the Campbell Street edge formed by the 2 storey houses at numbers 49, 49A and 51. The northern 3 storey end of Building B02 is set back 4.1m from its northern boundary with the 2 storey and 1 storey southern faces of the north and north-west oriented houses at 31 and 33 Campbell Street, although no minimum side or rear yard setback standard applies in the ORA zone. The third level will provide an appropriate degree of spatial definition and containment for a street of this width.
- 8.48 For all of the above reasons, any adverse visual dominance effects arising from the 3 storey portion of Building B02 will be no more than minor.
- 8.49 The Campbell Street elevation of Building B02 will be architecturally articulated and modulated, with projecting living rooms, recessed balconies and bedrooms, sliding sun/privacy screens, and a variety of materials and colours. White 'frames' around the upper two of the 3 storey portion of the building subdivide the Campbell Street elevation into 'units' approximating the length of the typically detached houses to its north and south (refer RC35 .A2-010 and

VP09 and VP10). These characteristics of the Campbell Street edge-defining building will mitigate any potentially adverse visual dominance effects of the building's overall length.

- 8.50 The variations in the height of Building B02, together with its stepped roof line, will create an attractively varied silhouette against the sky (refer RC35 .A2-010, VP09 and VP10).
- 8.51 Because the northern end of Building B02 does not read against a background of sky, it will remain visually subservient to the vegetated hill that can be seen at the end of the street (refer VP09 and VP10).
- 8.52 Planting proposed along the street frontage of the Site will further enhance the eastern edge of Campbell Street.
- 8.53 Building B02 will enhance the spatial definition, containment, character and amenity of Campbell Street by providing continuity of residential activity along this portion of Campbell Street. It will also screen from view the new taller Building B01B (refer VP09 and VP10).
- 8.54 Overall, any adverse visual dominance effects of the Proposed Village on Campbell Street will be less than minor.

#### Conclusion

- 8.55 It is considered that the Proposal responds in a positive manner to the established character and amenity of Campbell Street. Overall, the character and/or visual dominance effects of the Proposal on the amenity of Campbell Street are considered to be positive.

#### Lewer Street

##### Visual character effects

- 8.56 Lewer Street has a predominantly residential character, consisting mainly of single level houses, a bowling green, a community garden and angle parking in the street.
- 8.57 The proposed new Building B01B will be constructed in a similar location to the Teachers' College Malcolm and Panckhurst buildings.



8.58 The Proposed Village will change the view along Lewer Street as a result of the construction of Building B01B. This building will appear larger but of similar (horizontally emphasised) proportions to the Panckhurst Building. Building B01B will also have a more residential character than that exhibited by the institutional-looking Panckhurst Building (refer VP11). This character will be more appropriate to the predominant visual character of the neighbouring residential environment.

Visual dominance effects

8.59 The distribution of height in the Malcolm and Panckhurst Buildings varies from that which will characterise the new Building B01B. The Teachers' College buildings have differing heights. The Malcolm Block is 10 storeys and vertically proportioned while the Panckhurst Block is 4 storeys and horizontally proportioned. The new 7 storey Building B01B will appear as one horizontally proportioned form. The Teachers' College buildings were clearly visible from Lewer Street. Similarly, the Proposed Village buildings will be visible. The proposed new buildings will be different in terms of scale but will generally be of a similar visual extent. The residential style of the new buildings will be more in keeping with the existing residential character of the area. Overall, the proposed new buildings are not considered to be significantly visually dominant, especially given their set back into the Site (refer VP11).

Conclusion

8.60 It is considered that the Proposal is respectful of and responsive to the residential character and amenity of Lewer Street. Overall, any adverse character and/or visual dominance effects of the Proposed Village on the users of and/or residential properties in Lewer Street are considered to be less than minor.

**Cargill Street**

Visual character effects

8.61 Like Lewer Street, Cargill Street is residential in character, generally consisting of single level houses, but it is nearer the Site than Lewer Street.

8.62 The existing view from the front of 38 Campbell Street (near its intersection with Cargill Street) is dominated by a similar group of buildings, and from a similar

distance, as can generally be seen from Lower Street. For this reason, the comments under the 'visual dominance' heading for Campbell Street (illustrated in VP10) generally apply.

Visual dominance effects

- 8.63 Refer to comments under Lower Street (for Building B01B) and Campbell Street (for Building B02) above.

Conclusion

- 8.64 It is considered that the Proposal is respectful of and responsive to the character and amenity of Cargill Street. Overall, any adverse character and/or visual dominance effects of the Proposal on the users of Cargill Street are considered to be less than minor.

**Karori Road**

Visual character effects

- 8.65 Karori Road provides a major circulation pathway within the neighbourhood and provides the commercial focus of the local street network. For part of its length between Donald and Campbell Streets, Karori Road edges the Karori Normal School.
- 8.66 From the intersection of Karori Road and Campbell Street there is a relatively distant view of the 10 storey institutional looking Malcolm building with the telecommunications aerials attached to its roof. The 4 storey Panckhurst Building to its south is not visible (refer VP12).
- 8.67 The Proposal will physical and visually 'replace' the Malcolm Building with the new Building B01B (refer VP12). At 7 storeys in height (including the basement), Building B01B will be 4 storeys shorter than the Malcolm Building but its greater north-south length will make it more prominent on the skyline. However, 'prominence' does not necessarily equate to 'dominance' and is not necessarily an adverse effect. In this instance, it is considered that the residential function and aesthetic of Building B01B will be better suited to its surrounding residential context than the existing 'institutional' building. Further, the building silhouette against the sky will not significantly alter the relatively gentle, undulating profile of the overall skyline. The Proposal will result in the

demolition of the rather unsightly landmark created by the Malcolm Building with its roof-top telecommunications aerials.

- 8.68 Overall, the Proposed Village will have a positive effect on the visual character of Karori Road.

Visual dominance effects

- 8.69 The former Malcolm and Pankhurst buildings and the proposed new Building B01B infringe the 8.0m permitted building height standard (refer RC13 .A0-200, RC14 .A0-205, RC15 .A0-300, and RC16 .A0-301). Notwithstanding its greater length and lower height, Building B01B will not appear any more visually dominant than the Malcolm and Panckhurst buildings. Given the underlying landform and the location of these buildings relative to the Site boundaries, neighbouring buildings, and the view from Karori Road, all the new buildings will sit comfortably within the greater overall built environment and none are considered to be visually dominant. Overall, any visual dominance effects of the Proposed Village on Karori Road will be less than minor.

Conclusion

- 8.70 It is considered that the Proposal is well tailored to the visual character and amenity of Karori Road. Overall, any adverse character or visual dominance effects of the Proposal on the amenity of Karori Road are considered to be less than minor.

**Scapa Terrace**

Visual character effects

- 8.71 Scapa Terrace is a residential street consisting predominantly of single storey houses on small to medium sized (500m<sup>2</sup>) sites. The street has an intimate character because the houses are typically built quite close to their street (southern) and side boundaries (refer Figures 32 – 36). The WDP does not require any side yard set-back. The net effect of this arrangement is to visually screen from Scapa Terrace most of the Teachers' College buildings on the Site, with the notable exception of the top of the Malcolm Block and its rooftop telecommunications aerials (refer VP06).
- 8.72 From the street, any awareness of the visual character of the Proposed Village is limited by the predominantly oblique views to the Site when travelling along

the street and the screening created by residential properties in the foreground. There are only narrow gaps between the houses on the northern side of the street. Buildings B01A and B01B will be in a similar location on the Site and of a similar height to the Malcolm and Panckhurst blocks, so most of the change in visual character will arise as a result of the proposed 7 storey high Building B01B and the 2-3 storey high B02-B06 apartment buildings proposed to be built on the currently undeveloped flat land adjoining the southern boundary of Site (refer VP06).

Visual dominance effects

- 8.73 Buildings B02-B06 face Scapa Terrace and generally comply with the permitted height and HIRB standards. Buildings B02-B06 are also generously set-back from the boundary in this location, with fencing and planting alongside a significant length of the southern boundary.
- 8.74 Building B01B will be similarly located to the 3 storey Theatre Block and Dance Studio, the 4 storey Panckhurst Building and the 10 storey Malcolm Block. From Scapa Terrace, Building B01B will be viewed in the distance and largely be screened by the houses on the northern side of the street and, beyond them, by Buildings B02-B06.
- 8.75 It is therefore considered that any adverse visual dominance effects on the street space of Scapa Terrace will be less than minor.

Conclusion

- 8.76 It is considered that the Proposal is respectful of and responsive to the visual character and amenity of Scapa Terrace. Overall, any adverse character and/or visual dominance effects of the Proposal on the users of Scapa Terrace are considered to be less than minor.
- 8.77 The Proposal's visual dominance, overlooking/loss of privacy and shading effects on the residents of the Scapa Terrace residential properties are discussed later in this Section, under the heading 'Effects on private spaces of directly neighbouring properties'.

## **Effects on public open spaces/recreational facilities**

### **Ben Burn Park**

#### *Visual character effects*

- 8.78 Ben Burn Park is a large, grassed sports field open space located on the western side of Campbell Street, diagonally opposite its intersection with Scapa Terrace. When viewed from Ben Burn Park, the Proposal will appear to comprise less of a jumble of light-coloured sloping roofs than the Teachers' College (refer VP08). The Proposed Village buildings will be more horizontal in their proportional emphasis and more residential in character. The visual character of the Site will also benefit from the demolition of the existing 10 storey Malcolm Building, together with its telecommunications aerials on its roof, which break the natural skyline silhouette of the mountain backdrop. Overall, the Proposed Village will have a positive effect on the visual character of Ben Burn Park.

#### *Visual dominance effects*

- 8.79 The 2 and 3 storey Building B02 will be the closest new building to Ben Burn Park, although it will still be some distance away. The height of this building will be similar to that of the 2 storey residences facing the park. The darker colour of B02's cladding materials will be more visually recessive than the light-coloured paint on the existing houses so it will blend recessively into the vegetated backdrop of the hill in the background (refer VP08). Any adverse visual dominance effects on the Park from the Proposed Village will therefore be negligible.

## **Effects on public amenities**

### **Karori Pool**

#### *Visual character effects*

- 8.80 The Karori Pool is largely enclosed and has few windows in the wall facing the Site. Natural light in the interior is provided mainly through the roof. The Proposed Village will therefore have negligible, if any, visual character effects on the Karori Pool.

Visual dominance effects

- 8.81 From within the Karori Pool, the Proposed Village will not be visible. Any adverse visual dominance effects on the Karori Pool from the Proposed Village will therefore be negligible.

**Effects on Karori Normal School**

Visual character effects

- 8.82 Karori Normal School comprises a playing field to its north, together with an eclectic series of single and 2 storey weather board and fibre cement clad buildings which step up to and back from the Donald Street boundary of the School site. Planting also edges the street. The playing field is visible from Karori Road and provides a view from Karori Road of the proposed Building B01B which will be lower than was the Teachers' College former Malcolm Block (refer Visual Simulation VP3).
- 8.83 The Proposal will have no adverse visual character effects on the Karori Normal School because the features located closest to the school (the Lopdell Gardens, the octagonal-shaped component of the Oldershaw Building, the Tennant Block and the Allen Ward VC Hall) will all be retained. The new 3 storey Building B01A, to replace the Oldershaw Music Block, will be visually compatible with the mixed visual character of the Karori Normal School. Its building height and form will align with the octagonal Oldershaw Music Block and be compatible with the School buildings.

Visual dominance effects

- 8.84 For the same reasons, the Proposal will not have any adverse visual dominance effects on the School.

Conclusion

- 8.85 It is considered that the Proposal is respectful of and responsive to the character and amenity of the Karori Normal School. Most of the neighbouring part of the Site will be relatively unchanged, so any adverse character and/or amenity effects of the Proposal on the users of the School are considered to be negligible.

## **Effects on the public pedestrian pathway linking Donald and Campbell Streets, alongside the northern boundary of the Site**

### Re-alignment of pathway/Site boundary

- 8.86 This public pathway will be retained and, following a boundary realignment, the north western part of the pathway within the Site will be transferred into Council ownership.<sup>54</sup> The re-aligned boundary between the walkway and the Site will be fenced with a combination of Fence Types A (a 1.8m high visually permeable powder coated metal palisade fence from the Donald Street end of the walkway to the western end of the Karori Pool) and C (a 1.8m high timber palisade fence from the western end of the Pool to Campbell Street).<sup>55</sup>
- 8.87 The single (Council) ownership of the public pathway will ensure its protection into the future and will enhance opportunities for a coordinated and integrated approach to its design character, public amenity, lighting, safety and maintenance.

### Visual character effects

- 8.88 The zig-zag, downward, well vegetated and secluded slope (westward) character of the pathway will generally remain much as it currently is. The Proposed Village will not significantly alter the informal, meandering, intimate character of the space occupied by the existing pedestrian pathway linking Donald and Campbell Streets. The existing Lopdell Gardens and other vegetation to the south of the pathway, which is to be partially retained, will continue to screen some of the existing views into the Site.
- 8.89 With the exception of Building B01A, which will be bigger than the similarly located former Teachers' College building, the bulk and location of the Proposed Village buildings will resemble that of the former Teachers' College buildings, which have been demolished. The floor plan footprint projections back and forth from the Site's northern boundary will be similar to those created by the layout of the Teachers' College buildings, although the visual character

---

<sup>54</sup> Refer Ryman Drawings RCA04 .A0-11 and RCA99 .A0400

<sup>55</sup> Refer Ryman Drawing RC12 .A0-110

will be enhanced by the variation within the overall heights of the proposed new buildings, their architectural articulation and modulation, and the variation in the types and colours of their cladding materials.

- 8.90 Although placing more and/or larger windows in the northern walls of the proposed buildings B01A and B01B is considered desirable from an urban design and passive surveillance perspective, the applicant considers that from a resident's privacy perspective, in relation to the public footpath connecting Donald and Campbell Streets, it is preferable to limit the number and area of these windows. This is considered to be especially relevant when the same apartments and care rooms on the northern ends of B01A and B01B have full height windows facing either east or west.
- 8.91 For a pedestrian walking down the pathway from Donald Street to Campbell Street, looking south towards the Site, the height/visual character of the retained and proposed new buildings will sequence as follows: the 2 storey Tennant Building, the garden, the 2 storey octagonal Oldershaw Building, the 3 storey Building B01A, the Lopdell Gardens (largely replaced by a hard-surfaced vehicular accessway), the 7 storey Building B01B, the 2 storey component of Building B03 and the 3 storey Building B02. These buildings will provide variations in building heights, scales, architectural articulation and modulation, fenestration, materials and colours along the southern edge of the pedestrian pathway.
- 8.92 However, when account is taken of the relatively blank, unarticulated and/or unmodulated northern elevations of Buildings B01A and B01B, the removal of some of the vegetation from the northern end of the Lopdell Gardens, and its replacement with hard-surfaced vehicular accessways and parking between Buildings B01A and B01B, careful attention will need to be paid to the new landscaping of this area in order to mitigate any potential adverse effects on the visual character of the pedestrian pathway along the northern boundary of the Site (refer Figures 60 (A10-010) and 61 (RCA06 ..A0-20), together with RCA04 ..A0-11 and RC30 .A2-050 Courtyard Elevation - North).

Visual dominance effects

- 8.93 Prior to their demolition, the Teachers' College Malcolm and Panckhurst Blocks were dominant in relation to the existing pedestrian pathway.



- 8.94 Ryman Drawings RCA12 .A0-50 and RC13 .A0-200 illustrate that, because the HIRB applying to this part of the Site is taken from the northern-most boundary of the pedestrian pathway, most of the northern and western faces of Building B01 will comply with the HIRB plane. This same HIRB compliance is also illustrated on Ryman Drawing RC16 .A0-301 Proposed Site Sections (Long Section 1). RP03 on drawing RC13 .A0-200 indicates that Building B01B also fully complies with the HIRB standards applying to the western boundary a few metres further down the pathway.
- 8.95 Any visual dominance effects of the Proposed Building B01B will be less than those of the Malcolm Block. This will result from the reduction in the height of the proposed new building and its architectural articulation and modulation. The Malcolm Block was primarily 10 storeys high, dropping down to 8 storeys in height at its northern end. The proposed Building B01B is a maximum of 7 storeys in height (including half a level of basement), and in a similar location relative to the Site's north west boundary.
- 8.96 Ryman Drawing RC30 .A2-050 (proposed Village Centre Elevations) also indicates that the north and west elevations of Building B01B will be divided into three vertically differentiated zones, with a clearly articulated 'base', 'middle' and 'top'. The 'base' is three storeys high, the 'middle' two storeys and the 'top' floor one storey. This design strategy, in contrast to the Malcolm Block which was expressed as 10 floors all of the same architecture, will reduce any perceived dominance effects of the proposed new Building B01B, which is expressed in three clearly legible vertically differentiated zones.
- 8.97 Any effects of the north west corner of Building B01B on the Donald to Campbell Street pedestrian pathway are considered to be less than minor.

### Conclusion

- 8.98 The retention and continued public access to the pathway, following the boundary adjustment in favour of the Council, together with the proposed reduction in the height of the north west corner of Building B01B (when compared with the Malcolm Block), the greater variation in the architectural composition, materials and colours of the elevations and the increased overlooking from buildings to its south, will enhance the amenity of the pathway and make it safer to use. These are considered positive effects.

- 8.99 It is considered that the Proposal is respectful of and responsive to the visual character and amenity of the pedestrian pathway and the neighbouring properties adjoining the northern boundary of the Donald Street to Campbell Street pedestrian pathway. Any character and/or visual dominance effects of the Proposal on the users of the pathway are considered to be positive.

### **Effects on neighbouring residential properties**

#### **221A Karori Road**

- 8.100 221A Karori Road is a residential property to the immediate west of the Karori Pool. The ground level of this property is lower than the level of both Building B01 and the public pathway.

#### *Visual dominance effects*

- 8.101 Because of the generous distance of this property to the north of Building B01, the intervening vegetation associated with the publicly accessible pedestrian pathway between the Site and the residential property, and the orientation of the house and its outdoor living area towards the north and west and away from Building B01, it is considered that any visual dominance effects will be less than minor.

#### *Overlooking and privacy effects*

- 8.102 The outdoor living area faces north and west, away from the Site. There is also a substantial area of vegetation between the Site and this property. In addition, the north-west corner of Building B01B will be set back some distance from the southern boundary of 221A Karori Road and the north face contains relatively small windows at its lower levels. These factors help to ensure that the outdoor living area of 221A Karori Road is largely screened from overlooking views from Building B01B.<sup>56</sup> Any overlooking and privacy effects are considered to be less than minor.

#### *Shading effects*

- 8.103 For the reasons set out in the Shading Effects Assessment Table in Annexure 2, any shading effects are considered to be less than minor.

---

<sup>56</sup> Refer Figure 7 and Ryman Drawing RC04 .A0-021

### **221B Karori Road**

8.104 221B Karori Road faces north and is some distance away from the north western corner of the Site and Building B01B. The property is screened by existing, relatively dense vegetation in the triangular plot of land bordered by this property, the RSA hall and the Site.<sup>57</sup>

#### Visual dominance effects

8.105 Because of the very generous distance between this property and Building B01, the intervening vegetation associated with the pedestrian pathway, and the northern orientation of the house and its outdoor living area towards the north, it is considered that any visual dominance effects will be less than minor.

#### Overlooking and privacy effects

8.106 Any overlooking and privacy effects on this property are even less than those described in relation to 221A Karori Road. i.e. less than minor.

#### Shading effects

8.107 For the reasons set out in the Shading Effects Assessment Table in Annexure 2, any shading effects are considered to be less than minor.

### **27A Campbell Street (RSA hall)**

#### Visual character effects

8.108 The RSA hall is a very simple, somewhat utilitarian building which relies predominantly on its interior space for meetings/functions rather than for indoor and/or outdoor residential living/amenity spaces. Any outdoor space takes the form of a combination of hard surface incorporating the pedestrian pathway and grassed area adjoining the vegetation to its east. The property sits at a lower level than the Site. There are a few small windows facing the Site. These windows are located high up the eastern wall of the building. For those reasons it is considered that any visual character effects will be less than minor.

---

<sup>57</sup> Refer Ryman Drawing RC04 .A0-021

Visual dominance effects

- 8.109 For the visual character reasons outlined above, any adverse visual dominance effects on the RSA hall resulting from the north-west corner of Building B01B exceeding the height standards are considered to be less than minor.<sup>58</sup>

Overlooking and privacy effects

- 8.110 Because the RSA Hall building is closer to the public pathway than it is the Site or any of its buildings, because the Hall is largely internalized and does not rely any associated outdoor living/meeting space, and because any windows in the wall facing the Site and Building B01 are small and set high up the wall, it is considered that any overlooking and privacy effects are less than minor.

Shading effects

- 8.111 For the reasons set out in the Shading Analysis Table in Annexure 2, any shading effects are considered to be less than minor.

**29 Campbell Street (Karori Kids)**

Visual character effects

- 8.112 The house at 29 Campbell Street (Karori Kids) faces north and west, towards the public pathway and the RSA hall, and away from the north west corner of the 7 storey Building B01B which complies with the HIRB standard. The eastern boundary of the Karori Kids property is also separated from Building B01B by a safely fenced driveway and car parking area alongside the western internal boundary of the Site.<sup>59</sup>
- 8.113 The Karori Kids' property, including its buildings, is residential in character. It contrasted with the Teacher's College buildings, especially the north west corners of the Malcolm and Panckhurst Blocks. However, the proposed new Building B01, more or less taking their place, will be more residential in use and character and thereby create a better interface with the residential character of the Karori Kids' property. For those reasons. it is considered that any visual character effects will be positive.

---

<sup>58</sup> Refer Figure 9 and Ryman Drawing RC04 .A0-021

<sup>59</sup> Refer Figure 10 and Ryman Drawing RC04 .A0-021

Visual dominance effects

8.114 Given that the north west corner of the proposed Building B01 projects through the height plane standard but complies with the HIRB standard, given that the Karori Kids' building and associated outdoor play spaces appear to be oriented towards the north and west, away from the Proposed Village buildings, and given the vegetation to the south east of the Karori Kids' property, any visual dominance effects of the Proposed Village on 29 Campbell Street are considered to be less than minor.

Overlooking and privacy effects

8.115 This property is already subject to surveillance effects from the publicly accessible driveway to its north which the Proposal will not change. Even with the removal of the 1 storey Ako Pai Marae building to its east, the Karori Kids' building itself will partially screen views of the outdoor play areas from the well separated lower levels of the proposed 7 storey Building B01B to its east, and from the 2 storey northern end of Building B03. Existing vegetation and the proposed 1.8m high timber palisade Fence Type C around the eastern and southern boundaries of the Karori Kids' property will also assist in reducing the degree of overlooking. For these reasons, it is considered that any overlooking and/or loss of privacy effects on the Karori Kids' building and/or play areas will be less than minor.

Shading effects

8.116 For the reasons set out in the Shading Analysis Table in Annexure 2, any shading effects are considered to be minor.

8.117 In June, the property is completely shaded from 8.30am – 9.15am, with shading reducing from 9.30am. Part of the shading is consistent with that from the Teachers' College. From 12pm onwards the property is unshaded. In September, the property is completely shaded from 8.00am – 8.30am, with shading reducing from 8.45am onwards. The outdoor playing space is free from shade from 10.00am. Part of the shading is consistent with that from the Teachers' College. In December, the property is predominantly shaded at 7.00am, with shading reducing progressively through to 9.45am. The outdoor playing space and the property are free of shade from 10am.

### Conclusions

8.118 Given the differences in use, architectural scale and character between the Karori Kids' building and the proposed new Village Buildings B01B and B03, the differences in their orientation one to the other, and the differences in their respective land/site topography, together with the existing planting and the proposed boundary fencing, it is considered that, overall, any adverse visual character, visual dominance and/or overlooking/privacy effects will be less than minor and any shading effects will be minor.

### **Scapa Terrace properties (even numbers between 6 and 26 inclusive)**

#### Visual dominance effects

8.119 Because of the open nature of the Teachers' College playing fields, the rear of the Scapa Terrace properties was largely dominated by the views of the 10 storey high Malcolm Block with its highly distinctive, 'landmark', telecommunications aerials attached to its roof.

8.120 The proposed new apartment buildings (B02-B06) will be closer to the northern boundary of the Scapa Terrace properties than any of the Teachers' College buildings<sup>60</sup>. However, the apartment buildings have been designed to be cognisant of and responsive to the adjoining residential properties (refer RC32 .A1-020, RC33 .A1-030 and RC34 .A1-040). At their southern end, all apartment buildings (B02-B06) are two stories high before they then step up to three stories. However, B03 also steps down to two storeys at its northern end, where there is a small HIRB infringement by the roof eave of 0.85m vertically and 1.84m horizontally. Because only two storey components of the apartment buildings are located alongside the Site's southern boundary and because of the small HIRB infringement, they will not visually dominate the Scapa Terrace houses (refer VP06, VP14 and VP15).

8.121 VP06 is taken from outside 13 Scapa Terrace looking northwards between the houses at 14 and 16 Scapa Terrace to the proposed apartment Building B04 and the Village Centre Building B01B. VP14 and VP15, taken from outside 11 and 20 Scapa Terrace, show the apartments more clearly adjoining the Scapa Terrace properties. The proposed new Buildings B02-B06 will be visible from

---

<sup>60</sup> Refer Ryman Drawings RCA04 ..A0-11 and RC04.A0-021

the adjacent residential buildings. However, the Proposed Village's stepped design, architectural articulation and modulation, and the use of recessive colours and landscaping will ensure that any visual effects are mitigated.

- 8.122 The two storey southern ends of north-south oriented rectangular footprints of Buildings B02-B06 are also set back between 4.2m and 5.2m from the Site's southern boundary with the Scapa Terrace residential properties. The east-west gaps between each of the Buildings B02-B06 are as follows: B02-B03 = 15.0m, B03-B04 = 15m, B04-B05 = 17m and B05-B06 = 15m in width. These dimensions equate to approximately 75% of the 20.50m wide buildings themselves.<sup>61</sup> These generous setbacks, the relatively narrow southern ends of Buildings B02-B06, and the gaps between buildings will also ensure that the new buildings will reflect the existing broken form of the built residential character.
- 8.123 Buildings B02-B06 have been designed and located to be responsive to the scale of existing Scapa Terrace houses in terms of being predominantly 2 storeys high along this boundary. Overall, the proposed new apartment buildings (B02-B06) have been sited and designed to complement the existing built form of, and not dominate, the adjoining Scapa Terrace residential properties.
- 8.124 However, there will also be more distant views from some of Scapa Terrace properties (numbers 16,18 and 24 in particular) of the proposed new taller buildings behind and to the north of apartment buildings B02-B06. From other Scapa Terrace properties, views of buildings 'layered' further into the Site will be screened by the intervening apartment buildings B02-B06.
- 8.125 The stepped down design and height at the southern end of the apartment buildings, together with their general compliance with the permitted building height and HIRB standards, means these buildings will approximately match the scale of the neighbouring 1 and 2 storey high Scapa Terrace houses.<sup>62</sup> In addition, apartment buildings B02-B06 will be separated at ground level by a

---

<sup>61</sup> Refer Ryman Drawings RC04 .A0-021 and RC32 .A1-020

<sup>62</sup> Refer Ryman Drawings RC04 .A0-021, RC05 .A0-030, RC31 .A1-010, RC32 .A1-020, RC35 .A2-010, RCA14 ..A0-52, and L0-010 (Resource Consent – Indicative Landscape Plan)

contiguous single storey 'podium' of car parking. The roof of this single storey car park will consist of landscaped terraces with planting defining and screening the southern edges of the terraces.

8.126 With the minor exceptions of the Building B04 eave and the south west corner of the Building B05 eave, the 1 storey step down in the B02 - B06 building forms as they approach the southern boundary will ensure these buildings comply with the 2.5m plus 45 degree HIRB recession plane standard applying to the southern boundary of the Site (refer RCA14 ..A0-52, RCA15 ..A0-53, RCA16 ..A0-54 and RCA17 ..A0-55). The southern-most eave of Building B04 will marginally encroach into the HIRB recession plane (on the boundary with 18 Scapa Terrace) by 170mm horizontally and 200mm vertically. This single encroachment by Building B04 through the HIRB standards applying to the Site's southern boundary is very small, is largely the result of generous horizontally projecting eaves, and having substantial gaps between the encroaching buildings. The encroachment lies to the north of the 18 Scapa Terrace property where the sun is at its highest angle around midday. As a result, any adverse effects on the 18 Scapa Terrace property from this very small encroachment are considered to be less than minor. An even smaller encroachment through the HIRB occurs on the south western corner of the Building B05 eave.

8.127 The ground (first floor) level of the courtyards located between Buildings B02-B06 will be treated with a combination of hard and soft landscaping.<sup>63</sup> All the rear of the Scapa Terrace properties sharing the Site's southern boundary will be screened by a 1.8m high timber palisade fence. In addition, and with the exception of the Site's B04 yard adjoining the rear of numbers 16, 18 and 20 Scapa Terrace which is required to accommodate an on-Site overland flow path and access to underground stormwater reticulation pipes, all other apartment buildings along the southern boundary of the Site will be screened by planting in the 4.2m – 5.5m wide side yard just inside the Site boundary.<sup>64</sup> The overall effect of this interface will be to provide a good level of natural light, outlook and

---

<sup>63</sup> Refer Ryman Drawings RC04 .A0-021, RC06 .A0-040, RC32 .A1-020, RC33 .A1-030, RC35 .A2-010 and L0-010 (Resource Consent - Indicative Landscape Plan)

<sup>64</sup> Refer Ryman Drawings RC04 .A0-021, RC05 .A0-030, RC31 .A1-010, RC32 .A1-020, RC33 .A1-030, RC35 .A2-010 and L0-010 (Resource Consent - Indicative Landscape Plan)



amenity for the north-facing private outdoor living spaces of the Scapa Terrace properties, many of which are slightly elevated above the level of the Site.

- 8.128 For all of the reasons outlined above, and the progressive increase in building height as the distance from the southern to the northern Site boundaries increases (of 2, 3, 5 and 7 storeys) any actual and/or potential adverse visual dominance effects of the proposed 2 and 3 storey Buildings B02-B06 on the directly neighbouring Scapa Terrace residential properties, are considered to be less than minor.<sup>65</sup>

Overlooking/loss of privacy effects

- 8.129 The floor plans of the 2 storey southern ends of Buildings B02-B06 have been designed to minimize any overlooking of the neighbouring Scapa Terrace properties to the south of the Site. The Level 1 (ground) floor plan consists of the garage walls, with rendered panels and aluminium joinery representing non-visually permeable windows. These walls are set back between 4.2m and 5.5m from the fully fenced and partially planted lengths of the southern boundary of the Site.<sup>66</sup>

- 8.130 The Level 2 (first) floor plans of the southern end of Buildings B02-B06 comprises one 2 bedroom and one 3 bedroom apartment. These coalesce to create a southern elevation for each of the buildings B02-B06 containing high level windows from two living areas (also facing either east or west), two kitchens and one bedroom. The Level 2 (garage roof level) decks attached to the apartments at this level are set back approximately 10m from the southern boundary of the Site.<sup>67</sup>

- 8.131 The Level 3 (second) floor plans of the southern end of Buildings B02 – B06 have been set back approximately 10m from the southern walls of Levels 1 and 2 of the same buildings.<sup>68</sup>

---

<sup>65</sup> Refer RCA11 .A0-42, RC13 .A0-200, RC15 .A0-300, L0-010 (Resource Consent – Indicative Landscape Plan) and VP09

<sup>66</sup> Refer RC05 .A0-030, RC31 .A1-010, RC32 .A1-020, RC33 .A1-030, RC34 .A1-040 and RC35 .A2-010

<sup>67</sup> Refer RC10 .A0-080, RC11 .A0-090, RC32 .A1-020 and RC33 .A1-030

<sup>68</sup> *ibid*

- 8.132 The approximately 10m set-back Level 3 floor plans of the southern ends of Buildings B02 - B06 have been designed to ensure that the apartment living areas primarily face east or west and there are only small windows facing towards) the rear yards of the houses in Scapa Terrace (refer RC35 .A2-010).
- 8.133 To the north of Buildings B02-B06, will be the 5 and 7 storey (including half a basement level) Building B01B. However, it is considered that views of Building B01 from the Scapa Terrace properties will be minimal because of the distance between the buildings and because they will be largely screened by the intervening Buildings B02-B06, the 1.8m high timber palisade boundary fencing, and the planting in the 4.2m-5.5m wide side yard.
- 8.134 For the reasons outlined above, it is considered that any adverse overlooking and/or the loss of privacy effects resulting from the Proposed Village on the Scapa Terrace residential properties will be less than minor.

#### Shading effects

- 8.135 For the reasons set in the Shading Analysis Table in Annexure 2, in the separately bound set of Annexures to this report, it is considered that any adverse amenity effects from shading on these properties will be minor.

#### Conclusion

- 8.136 It is considered that the overall design of the Proposed Village buildings on this part of the Site have been specifically tailored to be respectful of and responsive to the Scapa Terrace residential properties. Given that the houses typically closely adjoin the length of the Site's southern boundary, the proposed apartment buildings have been broken into residential scale developments along the length of this boundary. In addition, the height has been limited to reflect the existing residential character near this boundary. Also, the proposed fencing and landscaping ensure further mitigation of the stepped 3 storey building form as B04 and B05 move further into the Proposed Village site.
- 8.137 Overall, it is considered that the proposed Site development will integrate well with the adjoining Scapa Terrace residential environment. There will be infringements of the 8.0m permitted building height standard by the set back three storey parts of the proposed apartment buildings. However, a careful design combination of 'insignificant' B04 and B05 southern end HIRB roof eave non-compliances, 2-3 storey stepped building forms, generous set-backs from

the Site's southern boundary, fencing, planting and their northerly location relative to the Scapa Terrace properties (from where the sun is at its highest angle), will ensure that any adverse character and/or amenity effects of the Proposal on the primary outdoor areas of the directly adjoining Scapa Terrace properties will be less than minor, and any adverse amenity effects from shading will be minor.

### **42 Donald Street**

#### *Visual dominance effects*

- 8.138 The north-facing side and rear yards of 42 Donald Street directly adjoin the southern boundary of the Site (refer Figure 13, RCA14 .A0-52 and Ryman VP03).
- 8.139 Much of the view of the Site from 42 Donald Street is filtered by the planting in and to the south of the existing and proposed main Donald Street entrance. Some of this area of the Site is proposed to be given over to public use as a local 'pocket park' and will not significantly change in character when the Proposed Village is implemented. The remainder of the planted area to the west of the 'pocket park' will not be built upon and the majority of the existing vegetation will remain.
- 8.140 The residential scale and character of Buildings B06 and B07 and the 'pocket park' will be more consistent with the residential use and outlook from the house at 42 Donald Street than the Brutalist architecture and institutional character of the Teachers' College buildings. The Proposed Village will therefore result in reduced dominance and will, therefore, have a positive visual dominance effect on 42 Donald Street.
- 8.141 All other Proposed Village buildings will be located some distance from 42 Donald Street and of such a scale and/or character that any adverse visual dominance effects will be insignificant.

#### *Overlooking/loss of privacy effects*

- 8.142 No existing and/or new buildings will overlook the 42 Donald Street property to the extent that overlooking will result in a loss of privacy within its outdoor living spaces. The southern end of Building B06 is only 2 storeys high, and too far away from 42 Donald Street to cause any overlooking and/or loss of privacy.

Building B07 will be 3 storeys high at its southern end but a similar distance from the rear yard of 42 Donald Street as is Building B06. The location of the main access to the Village is proposed to remain where it is currently, but with a ramp sloping up to the main entrance doors and an intervening 'pocket park' which will be planted and appear to be an integral part of the Donald Street streetscape. Any adverse overlooking/loss of privacy effects of these changes on 42 Donald Street are considered to be less than minor.

#### Shading effects

- 8.143 For the reasons outlined in Annexure 2 to this report, it is considered that any adverse amenity effects from shading on 42 Donald Street will be less than minor.

#### Conclusion

- 8.144 Overall, it is considered that the Proposal will be respectful of and responsive to the residential property at 42 Donald Street adjoining the southern boundary of the Site. Any actual and/or potential adverse visual dominance or overlooking/loss of privacy effects of the Proposal on this property will be less than minor. Any adverse amenity effects from shading on this property will be minor.

### **49 Campbell Street**

#### Visual dominance effects

- 8.145 The southern end of Building B02 shares part of the Site's southern boundary with 49 Campbell Street. Building B02 drops down at its southern end from 3 storeys to 2 storeys in height and is set back 5.5m and 6m from its southern and western boundaries respectively. The bulk and location of the southern end of Building B02 is not too dissimilar to that of the two storey residence at 49 Campbell Street. In addition, 49 Campbell Street is set back from its northern boundary by the width of its driveway. The common boundary between the Site and 49 Campbell Street will be fenced and planted on its northern side so, from ground level, any visual dominance effects of the Proposed Village on the residential property at 49 Campbell Street are considered to be less than minor.
- 8.146 From the upper level of 49 Campbell Street there will be more extensive views into and across the northern areas of the Site. From this upper level, it is

considered that because of Building B02's and B03's compliance with the HIRB standard, because of the institutional character of the former Teacher's College Malcolm, Panckhurst, Theatre Block, Dance Studio and Mackie Gym buildings and their replacement with buildings of a more residential character, and when Buildings B02-B06 are completed and the planting fully matures, any potential visual dominance effects are considered to be less than minor.

Overlooking/loss of privacy effects

8.147 The primary outdoor space associated with 49 Campbell Street appears to be to the rear of the property which will locate it to the immediate south of the approximately 18m wide gap between the proposed new B02 and B03 apartment buildings. In addition, the southern elevation of the 2 storey end of Building B02 consists of a windowless 'undercroft' car park at ground level with high level windows to the apartments and set back courtyards facing east and west on Level 1.

8.148 It is therefore considered that any adverse overlooking and/or loss of privacy effects on 49 Campbell Street will be less than minor.

Shading effects

8.149 For the reasons outlined in Annexure 2 to this report, any adverse amenity effects from shading are considered to be minor.

Conclusion on visual dominance, privacy and shading effects

8.150 Overall, it is considered that the Proposal will be respectful of and responsive to the residential property at 49 Campbell Street adjoining the southern boundary of the Site. Any actual and/or potential adverse visual dominance, and/or overlooking/loss of privacy effects of the Proposal on this property will be less than minor. Any adverse amenity effects from shading on the property will be minor.

**33A Campbell Street**

Visual dominance effects

8.151 The combination of separation distance, the 2 storey heights of the northern ends of Buildings B02 and B03 and their very small degrees of non-compliance with the HIRB recession plane applying to the northern boundary of the Site,

will ensure that any adverse visual dominance effects on the residential property at 33A Campbell Street will be negligible.

Overlooking/loss of privacy effects

8.152 The primary outdoor area at 33A Campbell Street appears to face north and west. The outdoor area largely aligns with the 18.4m wide space between Buildings B02 and B03 to its south. In addition, the southern property boundary of the 2 storey dwelling at 33A Campbell Street is separated from the 2 storey northern ends of the proposed new Buildings B02 and B03 by 10.7m. Also, the area will be screened from direct view from the Site by the primarily east-west orientation of the apartments at the northern end of Buildings B02 and B03.

8.153 For these reasons, it is considered that any overlooking and/or loss of privacy effects on 33A Campbell Street attributable to the Proposed Village will be negligible.

Shading effects

8.154 For the reasons set out in Annexure 2, it is considered that any adverse amenity effects from shading on 33A Campbell Street will be less than minor.

***Other residential properties***

8.155 In addition to the residential properties immediately adjoining the Site that are discussed above, shading assessments have also been completed for other residential properties, as discussed in Annexure 2. The Assessment Table includes those properties that do not directly adjoin the boundaries of the site. These include:

**Campbell Street (east side):** 17, 17A/17B, 19, 19A, 21, 21A, 23 , 25, 27, 27A, 31, 31A, 31B, 33, 33A and 51

**Campbell Street (west side);** 28/28A, 30, 32, 34, 36, 38, 40 and 42

**Scapa Terrace (south side):** 5, 7, 9, 11, 13, 15, 17, 19, 21 and 23

**Donald Street (east side):** 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51 and 53

**Donald Street (west side):** Karori Pool, 44, 46, 52, 54, 56 and 58

**Karori Road:** 221A, 221B and Huntleigh Home

**Cargill Street:** 6A, 6B, 7, 8A, 8B, 9, 11, 24, 26, 28, 30, 31, 32, 33, 34, 35, 36, 37A/37B, 38, 40, 41, 42, 43, 44

**Vera Street:** 17, 19, 20A, 21, 22 and 25

**Firth Terrace:** 20, 22, 24 and 26

8.156 The Table also includes those properties that are discussed in the main body of the report.

8.157 Some of the residential properties listed in paragraph 8.155 above will experience shading from the Proposed Village (refer Annexure 2 in the separately bound set of Annexures 1, 2 and 3). These shading effects tend to occur at the beginning or end of the day and/or last for relatively short periods of time. The assessment of shading effects includes the time and duration of shading and where its falls, together with shadows of the existing buildings to be retained and those of the proposed new buildings, assessed against the extent of shadows cast by the Teachers' College buildings. Any adverse amenity effects from shading on the properties listed in paragraph 8.155 will be less than minor.

***On-site amenity***

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

- The Indicative Landscape Plan, which illustrates extensive and varied areas of planting and landscaping (refer Figure 60: Indicative Landscape Master Plan);
- The bowling green in the courtyard to the north of Building B01A, which will form a central social, functional and visual focus for the Proposed Village, easily accessed from the indoor communal areas;
- The Lopdell Gardens, which will be retained to the extent enabled by the construction process and the provision of the proposed new vehicular accessways. The loss of vegetation will rely on mitigation by new planting;
- A courtyard/quad to the north of the Gray Block;

- Landscaped courtyards between Buildings B02-B06 inclusive;
- A landscaped area between Building B06 and Donald Street. This includes a fully public 'pocket park' which is directly accessible from Donald Street;
- The ease with which pedestrians and those using mobility scooters will be able to move around the generally flat Site landform (refer Figure 59: Circulation Way Finding). These movement options are provided in the form of footpaths and sky bridge access between Buildings B01A and B01B; and
- All weather, east-west circulation under cover, largely via the parking area under Buildings B02-B06.

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

- Providing a range of living environments to meet different needs and preferences, and enabling residents to transition to different care facilities as their needs change;
- Ensuring that the number of apartments and/or units with a south-facing outlook from their living areas, are minimized. This is achieved by the north-south orientation of double loaded corridor floor plan layouts providing predominantly east and/or west unit outlooks;
- Providing various forms of entertainment, treatment and socialisation facilities in Building B01A clustered to create a social 'heart' to the Village. All residents will have access to the many on-site communal amenities accommodated in the Village Centre which will provide north-facing and west-facing communal lounge and dining facilities, a library, reflection room, activities room, craft room, theatre, café, hair salon, pool and spa room and gymnasium. If residents want access to sun at any given time of the day which they cannot achieve within their apartment they have the option of using the sunny north-facing lounge and deck facilities in the Village Centre; and
- Within the Village there will be a range of unit price options. Some units will be offered at a lower price point due to their size, location and orientation. Some will be at the top end of the price range due to their larger



size, location, orientation and outlook. This will provide an opportunity for a mix of residents to live in the village.

8.160 Overall, the on-Site amenity for residents and visitors is considered to be of a high level, particularly given the challenges presented by the retention and re-use of some of the Teachers' College buildings. The on-site amenity effects are considered to be positive.

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

### ***Safety in design***

9.1 The introduction to the WCC Guidelines for Design Against Crime notes that 'personal safety and security and freedom from crime is a critical component of the liveability of the city.' The Guide is primarily based on the established principles of CPTED.

9.2 Theory and concepts of CPTED include:

- physically defining public space to encourage proprietorship, or "territoriality";
- considering the visual environmental quality, or "image and milieu";
- encouraging "eyes on the street", or "social surveillance";
- encouraging people to take responsibility or intervene when they see crime, or "community building ";
- reducing through the design of the physical environment the potential for the use by criminals of its various features to control the victims of crime; and
- the use of "target hardening" hardware to make it technically more difficult to commit crime, and monitoring equipment and procedures to reduce the possibility of criminals escaping undetected from the scene of the crime.

9.3 Buildings B02 and B07 will overlook Campbell and Donald Streets respectively. This will help to enhance the passive surveillance of these public spaces, thereby making them safer to use.

- 9.4 Building B07 will overlook the planted area to the immediate south of the Donald Street Site entrance. This will enhance the safety of part of this area which is proposed to be given over to the public for use as a 'pocket park'.
- 9.5 The northern ends of the proposed new B01A and B01B buildings and those of the two proposed B02 and B03 apartment buildings will overlook the pedestrian pathway along the northern edge of the Site. Along with the Site generally, this pathway (once the Site's boundary has been adjusted and the existing pathway fully transferred into Council ownership) will be able to be well lit at night. The contribution that more and/or larger windows in the northern walls of Buildings B01A and B01B could make to the passive surveillance of the pathway has been discussed in Section 8.0 above, subsection 'Effects on the public pedestrian pathway linking Donald and Campbell Streets, alongside the northern boundary of the Site'.
- 9.6 It is considered that the Proposal is cognisant of and responsive to the principles and design elements of CPTED, as outlined in the WCC Guidelines for Design Against Crime.

## **10.0 CONCLUSIONS**

- 10.1 The Site, together with its Brutalist Teachers' College buildings has for some considerable period of time provided a highly distinctive 'landmark' character within Karori that set the Site apart.
- 10.2 This 'landmark' was quite foreign in character and had little in common with the residential character of its immediate and wider residential contexts. The landmark was characterised by all Teachers' College buildings relative to those of the residential houses in the Site's immediate and wider Karori contexts. The landmark quality of the Site has since become an established part of the neighbourhood's varied character.
- 10.3 The WDP enables a retirement village consisting of multi-unit residential buildings to be constructed on the Site.
- 10.4 The Proposed Village will provide a means by which some of the abandoned buildings on the former VUW's Education Campus can be retained, rehabilitated and reused, thereby enabling the retention of some of the

significant heritage values associated with the unique characteristics of the site. This will ensure the future viability of these buildings. The prominent location of the retained buildings adjacent to Donald Street means they will continue to contribute to the neighbourhood character.

- 10.5 The Proposed Village will breathe new life into an unoccupied, purpose-built Education Campus, comprising some empty buildings and a large area of unoccupied land relatively close to the Karori Shopping Centre.
- 10.6 The Site will be efficiently developed to accommodate a comprehensive care retirement village. This will result in a number of infringements to permitted standards, including height, height in relation to boundary and site coverage. However, adverse amenity effects resulting from these infringements have been suitably avoided and mitigated by;
- the comprehensive approach to the Village design with the Site layout locating taller buildings in locations similar to the taller Teachers' College buildings, well away from neighbouring residential buildings, and progressively stepping down building height to all but the northern boundaries of the Site;
  - placement and articulation of building forms to read as a number of separate co-ordinated elements; and
  - a co-ordinated and comprehensive provision of planted open spaces.
- 10.7 The Proposed Village will result in an efficient use of a scarce and valuable Karori residential 'windfall site' and 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.
- 10.8 The proposed adaptive re-use of some of the Teachers' College buildings, together with the new buildings, will give rise to the Site taking on a character thoroughly consistent with the built form history of the Site, but better matched to the residential character and amenity of its Kaori context.
- 10.9 The Proposed Village design is cognisant of and responsive to the typically 1-2 storey detached houses in Donald and Campbell Streets and in Scapa Terrace.

- 10.10 From an urban design perspective, the Proposal is considered to represent an amalgam of both new and old buildings which will be transformed from their former 'fit for purpose' design to a new design for a completely different use as a comprehensive care retirement village. The Proposed Village will change the character of the Site, but the change will better fit the surrounding residential context and therefore be positive.
- 10.11 The foregoing analysis and assessment demonstrates that, from an urban design perspective, the Site is well suited to use by a comprehensive care retirement village of the type and scale proposed.
- 10.12 For all of the reasons outlined in this report, it is considered that the Proposal is in alignment with the relevant expectations of the WDP and will integrate well with the character and amenity of its Karori residential, educational and recreational surroundings.
- 10.13 From an urban design perspective, the Proposal 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

24 August 2020

### **ANNEXURES 1, 2 and 3**

**Refer to the separately bound set of Annexures 1, 2 and 3 (Drawings upon which this report is based, Shading Assessments, and Notes on the Visual Simulations respectively)**

**PROPOSED COMPREHENSIVE CARE RETIREMENT VILLAGE FOR RYMAN HEALTHCARE LIMITED AT 26 DONALD STREET AND 37 CAMPBELL STREET, KARORI, WELLINGTON.**

**ANNEXURES 1, 2 AND 3 TO BE READ IN CONJUNCTION WITH THE URBAN DESIGN REVIEW REPORT BY CLINTON BIRD URBAN DESIGN LIMITED, DATED 24 AUGUST 2020**

## **ANNEXURE 1**

**The lists of the Ryman drawings and images upon which the Urban Design report is based are:**

RCA01 – RCA106 in the RCT ASSESSMENT SHEET LIST, on sheet RCA02 .A01

RC01 RCT – RC38 RCT in the RCT DRAWING LIST, on sheet RC02 .A001

## **ANNEXURE 2**

### **Assessments of the Shading Diagrams**

- A2.1 Ryman has prepared shadow diagrams of the proposed village for the Spring Equinox (23 September), Mid-winter (22 June) and Mid-summer (22 December).
- A2.2 It should be noted that no assessment of the shading on the 23 March Equinox has been included since the shading at this time of the year mirrors (more or less symmetrically either side of the mid-summer shading effects) the shading that is illustrated during the 22 September Equinox.
- A2.3 The table below includes assessments of both immediately neighbouring properties and those further afield. The extent of the area where the Site and its neighbouring properties are located is illustrated in Figure A1.

The addresses of the properties the shading diagrams relate to are:

Campbell Street (east side): 17, 17A/17B, 19, 19A, 21, 21A, 23, 25, 27, 27A, 29, 31, 31A, 31B, 33, 33A, 49 and 51

Campbell Street (west side): 28/28A, 30, 32, 34, 36, 38, 40 and 42

Scapa Terrace (north side): 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 and 26

Scapa Terrace (south side): 5, 7, 9, 11, 13, 15, 17, 19, 21 and 23

Donald Street (east side): 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51 and 53

Donald Street (west side): Karori Pool, 42, 44, 46, 52, 54, 56 and 58

Karori Road: 221A, 221B and Huntleigh Home



Cargill Street: 6, 6A, 7, 8A, 8B, 9 and 11

Cooper Street: 24, 26, 28, 30, 31, 32, 33, 34, 35, 36, 37A/37B, 38, 40, 41, 42, 43 and 44

Vera Street: 17, 19, 20A, 21, 22 and 25

Firth Terrace: 20, 22, 24 and 26



**Figure A1: The area of the properties for which shading has been assessed.**

A2.4 The shading diagrams are labelled RCA18 ..A0-501 to RCA98 ..A0-581 inclusive.

A2.5 Each diagram depicts:

- The Site boundary (in a white line);
- Teachers' College Building Shading (in blue);
- Proposed Village Building Shading (in mid-grey); and
- Shadows cast by hypothetical structures built to the Residential Building Standards (RBS) (in a red line).

A2.6 Each diagram illustrates, in blue, the shadows cast by the Teachers' College buildings (including those which have been demolished and those to be retained) and, in mid-grey, the shading that will result from the new Proposed Village buildings.

A2.7 The assessment of any adverse shading effects described and assessed in Table 1 has taken account of the following considerations:

- i. The time of the year;
- ii. The time of the day;
- iii. The length of time that the shading exists;
- iv. The use of the property;
- v. The location of any discernible primary outdoor living area; and
- vi. The shading created by the Teachers' College buildings.

However, the assessment of potential shading effects in Annexure 2 has not accounted for any shading from a structure built to the RBS. If potential shading generated from a structure built to the RBS was taken into account, it is considered that the potential shading effects from the Proposed Village at a number of adjacent properties would reduce.

A2.8 It should be noted that assessments of shading effects on outdoor living areas rely on views from the street, the orientation of the houses, the shading diagrams and Google Earth aerial photographs of the sites. Private properties have not been visited to confirm the location of outdoor living spaces.

- A2.9 It should also be noted that the period of time indicated in the second, third and fourth column for any given property in June, September and December is the *total time period* within which any shading is cast onto the Site and/or a neighbouring property and does not in all cases necessarily indicate the full extent to which any given property is shaded for the time period indicated. For example, on 22 September, a narrow band of shade along the northern boundary of a Scapa Terrace property will trigger 'shading' but much of the outdoor living area will still remain free of shade until well after 3pm.
- A2.10 It is not possible to assess any shading effects on the interior living areas of any neighbouring properties because their floor plan layouts are not known, and because the properties are not readily accessible to the applicant. However, where any shading from the retained former Teachers' College buildings and/or the new Proposed Village buildings falls short of covering any part of the building on a neighbouring property, there will be no shading effects on the associated interior living spaces. It is only where the building itself is partially and/or fully shaded that the interior living spaces, wherever they are located, may or may not experience shading from the Proposed Village. Guideline 2.5 of the Wellington City Council Residential Design Guide (**RDG**) recommends that new dwellings position living areas to receive sunlight to at least one main living room for 4 hours in mid-winter. It is noted that this guideline applies to new buildings, not the assessment of shading effects on neighbours. Guideline G2.7 recommends that buildings be located and formed to avoid "unnecessary or unreasonable shading" of private outdoor living spaces or windows to main rooms in adjacent dwellings. My assessment below considers outdoor living spaces, but does not consider indoor rooms located within private dwellings.
- A2.11 In some instances, the extent of shading is difficult to assess with a high degree of accuracy, because it is not always possible to clearly differentiate between the shading caused by the Teachers' College buildings, the Proposed Village buildings, and/or existing houses, garages, sheds, fences, trees, etc. Nevertheless, I consider the shading diagrams provide sufficient information for the purposes of this assessment.

**Equinox shading effects (22 September)**

- A2.12 During the 22 September Equinox the sun rises at 6.09am (NZDT) and sets at 6.17pm (NZDT).

A2.13 At the September Equinox, which represents the mid-point between the mid-winter and the mid-summer shading scenarios, shadow diagrams have been prepared at 15 minute intervals between 8.00am and 6.00pm, apart from 10am – 3pm when diagrams are only provided for 10am, 12pm and 3pm.

**Mid-winter shading effects (22 June)**

A2.14 During mid-winter on the 22 June the sun rises at 7.47am (NZDT) and sets at 4.58pm (NZDT).

A2.15 In mid-winter, which represents the ‘worst case’ shading scenario, shadow diagrams have been prepared at 15 minute intervals between 8.30am and 4.30pm.

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

A2.16 During mid-summer on the 22 December the sun rises at 5.44am (NZDT) and sets at 8.53 pm (NZDT).

A2.17 In mid-summer, which represents the ‘best case’ shading scenario, shadow diagrams have been prepared at 15 minute intervals between 7.00am and 8.00pm, apart from 10am – 6pm when diagrams are only provided for 10am, 12pm, 3pm, 5pm and 6pm.

**Summary of shading effects**

A2.18 Table 1, entitled ‘*Daily hours where shading is evident within properties surrounding the proposed Village*’, summarises the shading effects on various properties at different times of the day and year (refer Table 1).

A2.19 Columns 2 (22 June), 3 (22 September) and 4 (22 December) each identify the times of the day that the property is subject to *any* shading from the Proposed Village *only*.

A2.20 The fourth column assesses shading comparisons, taking into account the considerations at paragraph A2.7 above).

TABLE 1. DAILY HOURS WHERE SHADING IS EVIDENT WITHIN PROPERTIES SURROUNDING THE PROPOSED VILLAGE

	22 June	22 September	22 December	Assessment
<b>Campbell Street</b>				
<i>East Side</i>				
<b>17 Campbell Street</b>	No shading	No shading	7am	<ul style="list-style-type: none"> <li>• In December, the property is shaded for a very short time early in the morning.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>17A/17B Campbell Street</b>	No shading	No shading	7am – 7.15am	<ul style="list-style-type: none"> <li>• In December, the property is shaded for a very short time early in the morning.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>19 Campbell Street</b>	No shading	No shading	7am – 7.15am	<ul style="list-style-type: none"> <li>• In December, the property is shaded for a very short time early in the morning.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>19A Campbell Street</b>	No shading	No shading	7am – 7.30am	<ul style="list-style-type: none"> <li>• In December, the property is shaded for a very short time early in the morning.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>21 Campbell Street</b>	No shading	No shading	7am – 7.15am	<ul style="list-style-type: none"> <li>• In December, the property is shaded for a very short time early in the morning.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>

	22 June	22 September	22 December	Assessment
<b>21A Campbell Street</b>	No shading	No shading	7am – 8.15am	<ul style="list-style-type: none"> <li>• In December, the property is completely shaded from 7am – 7.15am, with shading reducing from 7.30am onwards. The property is unshaded by 8.30am. Part of the shading is consistent with the Teachers' College shading.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>23 Campbell Street</b>	No shading	No shading	7am – 7.30am	<ul style="list-style-type: none"> <li>• In December, the property is shaded for a very short time early in the morning.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>25 Campbell Street</b>	No shading	8am – 8.15am	7am – 7.30am	<ul style="list-style-type: none"> <li>• In September and December, the property is shaded for a very short time early in the morning.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>27 Campbell Street</b>	8.30am – 9am	8am – 9am	7am – 8.45am	<ul style="list-style-type: none"> <li>• In June, approximately the southern quarter of the front of the property is shaded for a short time in the morning but the non-vegetated outdoor area remains free of shade. This shading is consistent with that of the Teachers' College.</li> <li>• In September, approximately the southern half of the property is shaded from 8am – 9am. This shading is consistent with that of the Teachers' College.</li> </ul>

	22 June	22 September	22 December	Assessment
				<ul style="list-style-type: none"> <li>In December, the property is completely shaded from 7am – 7.45am, with shading reducing from 7.45am. The outdoor living space is free of shade from 7.45am. The property is unshaded by 9am. Part of the shading between 7am and 7.45am is consistent with the Teachers' College shading.</li> <li>Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>27A Campbell Street (RSA Hall)</b>	8.30am – 9.45am	8am – 10am	7am – 10am	<ul style="list-style-type: none"> <li>This property is the RSA Hall and is not used for residential purposes. It does not have an outdoor living space. Therefore, it is less sensitive to the effects of shading.</li> <li>In June, the front of the property is shaded from 8.30am – 9.45am. Part of the shading is consistent with the Teachers' College shading.</li> <li>In September, there is shading on the front of the property from 8am – 10am. This shading is predominantly consistent with that of the Teachers' College.</li> <li>In December, the property is completely shaded from 7am – 10am. Part of the shading is consistent with that of the Teachers' College.</li> <li>Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>



	22 June	22 September	22 December	Assessment
<b>29 Campbell Street (Karori Kids)</b>	8.30am-11.45am	8am – 10am	7am – 9.45am	<ul style="list-style-type: none"> <li>• In June, the property is completely shaded from 8.30am – 9.15am, with shading reducing from 9.30am. The property is unshaded by 11.45am. Part of the shading is consistent with that from the Teachers' College.</li> <li>• In September, the property is completely shaded from 8am – 8.30am, with shading reducing from 8.45am onwards. The outdoor playing space is free of shade from 10am. Part of the shading is consistent with that of the Teachers' College.</li> <li>• In December, the property is predominantly shaded at 7am, with shading reducing throughout the morning. The outdoor playing space and the property are free of shade from 9.45am.</li> <li>• This preschool facility is open from 7.45am until 5.30pm, so it is considered important for the children to have access to sun throughout as much of the day as possible. Shading from the Proposed Village onto this property will be most extensive during the morning, with the late morning and afternoon free of shade from 11.45am in June, 10.00am in September and 9.45am in December.</li> <li>• Any shading effects in June are considered to be minor between 9.15am and 11.30am, in September minor</li> </ul>

	22 June	22 September	22 December	Assessment
				from 8.30am to 9.45am, and minor in December between 7.30am and 9.15am.
<b>31 Campbell Street</b>	8.30am – 9.15am	No shading	7am	<ul style="list-style-type: none"> <li>• In June, the property is completely shaded at 8.30am, with shading reducing from 8.45am. The shading is predominantly consistent with that of the Teachers' College.</li> <li>• In December, a narrow strip along the southern side of the property is predominantly shaded at 7am, with shading reducing throughout the morning. The outdoor living space and the property are free of shade from 7.15am.</li> <li>• Overall, there is very limited hours of shading early in the morning and the resulting adverse residential amenity effects are considered to be less than minor.</li> </ul>
<b>31A Campbell Street</b>	8.30am – 9.45am	8am	7am	<ul style="list-style-type: none"> <li>• In June, the property is completely shaded at 8.30am, with shading reducing from 9am. The shading is predominantly consistent with that of the Teachers' College.</li> <li>• In September, an area of the eastern side of the property is shaded for a short time in the morning. There is no shade on the outdoor living space throughout the day.</li> <li>• In December, a narrow strip of shading is evident on the southern side of the property for a short time in the</li> </ul>

	22 June	22 September	22 December	Assessment
				<p>morning. There is no shade in the outdoor living space throughout the day.</p> <ul style="list-style-type: none"> <li>Overall, there is a limited period of shading early in the morning. The resulting adverse effects on residential amenity are considered to be less than minor.</li> </ul>
<b>31B Campbell Street</b>	8.30am – 10.15am	8am – 8.30am	7am – 7.45am	<ul style="list-style-type: none"> <li>In June, the property is completely shaded at 8.30am, with shading reducing from 9am. The shading is predominantly consistent with that of the Teachers' College.</li> <li>In September, the property is completely shaded at 8am, with shading reducing from 8.15am. The outdoor living space is free of shade from 8.30am. The property is unshaded by 8.45am.</li> <li>In December, shading is evident on the eastern side of the property for a short time. The outdoor living space is free of shade from 8am.</li> <li>Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>33 Campbell Street (Ryman owned)</b>	8.30am – 9.30am	No shading	7am – 9.15am	<ul style="list-style-type: none"> <li>The property is owned by Ryman Healthcare Limited who have signed an 'affected parties' form so any adverse effects are not to be considered by the decision maker.</li> </ul>

	22 June	22 September	22 December	Assessment
<b>33A Campbell Street</b>	8.30am – 10am	8am – 8.30am	7am – 9am	<ul style="list-style-type: none"> <li>• In June, the property is completely shaded at 8.30am, with shading reducing from 9.45am. The shading is predominantly consistent with that of the pre-existing Teachers' College.</li> <li>• In September, the eastern half of the property is shaded at 8am, with shading reducing from 8.15am. The outdoor living space is free of shade by 8.30am. The property is unshaded by 8.45am.</li> <li>• In December, the property is predominantly shaded at 7am, with shading reducing throughout the morning. The outdoor living space is free of shade from 8.45am. The property is unshaded by 9am.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>49 Campbell Street</b>	8.30am – 4.30pm	3pm – 6pm	No shading	<ul style="list-style-type: none"> <li>• In June, shading covers various parts of the property at different times during the day. At 8.30am the property is predominantly shaded, with shading reducing until 9.30am. From 9.30am, shading gradually starts to cover the property from the north, with approximately two thirds of the property shaded by 3pm, and half the property shaded at 4.30pm.</li> <li>• In September, a small, narrow band of shading is evident along the northern boundary of the property from 4pm – 6pm. The outdoor living space is shaded</li> </ul>

	22 June	22 September	22 December	Assessment
				<p>between 4.15pm and 5.15pm when it becomes free of shade through until 6.00pm.</p> <ul style="list-style-type: none"> <li>Any shading effects are considered to be minor.</li> </ul>
<b>51 Campbell Street</b>	3.15pm– 4.30pm	No shading	No shading	<ul style="list-style-type: none"> <li>In June, the property is shaded for a very short period of time.</li> <li>Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<i>West Side</i>				
<b>28/28A Campbell Street</b>	No shading	No shading	7am	<ul style="list-style-type: none"> <li>In December, the property is shaded for a very short period of time.</li> <li>Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>30 Campbell Street</b>	8.30am – 8.45am	No shading	7am – 7.30am	<ul style="list-style-type: none"> <li>In June and December, the property is shaded for a very short period of time.</li> <li>Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>32 Campbell Street</b>	8.30am – 8.45am	8am	7am – 7.30am	<ul style="list-style-type: none"> <li>In June, September and December, the property is shaded for a very short period of time.</li> <li>Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>34 Campbell Street</b>	8.30am – 10am	8am – 8.15am	7am – 7.30am	<ul style="list-style-type: none"> <li>In June, the property is completely shaded at 8.30am, with shading reducing from 8.45am. The property is unshaded by 10.15am.</li> </ul>

	22 June	22 September	22 December	Assessment
				<ul style="list-style-type: none"> <li>• In September a narrow band of shading is evident along the front of the property from 8am – 8.15am. There is no shading in the outdoor living space throughout the day.</li> <li>• In December, the front half of the property is shaded from 7am – 7.30am. The outdoor living space is free of shade from 7.15am.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>36 Campbell Street</b>	8.30am – 9.45am	8am	No shading	<ul style="list-style-type: none"> <li>• In June, the property is completely shaded at 8.30am, with shading reducing from 8.45am. The property is unshaded by 10am.</li> <li>• In September, shading is evident along the front of the property for a short time in the morning. There is no shading in the outdoor living space throughout the day.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>38 Campbell Street</b>	8.30am – 9.45am	8am	No shading	<ul style="list-style-type: none"> <li>• In June, the property is completely shaded from 8.30am – 8.45am, with shading reducing from 9am. The property is unshaded by 10am.</li> <li>• In September, shading is evident along the front of the property for a short time in the morning. There is no shading in the outdoor living space throughout the day.</li> </ul>

	22 June	22 September	22 December	Assessment
				<ul style="list-style-type: none"> <li>Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>40 Campbell Street</b>	8.30am – 9.45am	No shading	No shading	<ul style="list-style-type: none"> <li>In June, the property is completely shaded at 8.30am, with shading reducing from 8.45am.</li> <li>Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>42 Campbell Street</b>	8.30am – 9am	No shading	No shading	<ul style="list-style-type: none"> <li>In June, the property is shaded for a very short period of time.</li> <li>Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
Scapa Terrace				
<u>North Side</u>				
<b>6 Scapa Terrace</b>	3.15pm– 4.30pm	4.30pm – 6pm	No shading	<ul style="list-style-type: none"> <li>In June, the property begins to be shaded at 3.15pm and is predominantly shaded from 3.45pm onwards. From 4pm onwards, part of the shading is consistent with the Teachers' College shading.</li> <li>In September, the property is free from shade until 4.15pm. Shading is evident on the north-facing outdoor living space from 5pm. The property is predominantly shaded from 5.45pm.</li> <li>Any adverse amenity effects resulting from shading are considered to be minor.</li> </ul>

	22 June	22 September	22 December	Assessment
<b>8 Scapa Terrace</b>	11.15am-4.30pm	3pm – 6pm	No shading	<ul style="list-style-type: none"> <li>• In June, shading of the rear yard gradually increases from 11.15am. By 3.00pm the rear yard is fully shaded and at 3.45pm the entire property is shaded. From 4pm onwards, part of the shading is consistent with the Teachers' College shading.</li> <li>• In September, shading of the outdoor living space gradually increases from 3.45pm. At 6pm the entire property is shaded.</li> <li>• Any adverse amenity effects resulting from shading are considered to be minor.</li> </ul>
<b>10 Scapa Terrace</b>	2.30pm – 4.30pm	3pm – 6pm	No shading	<ul style="list-style-type: none"> <li>• In June, from approximately 2.30pm onwards, the outdoor living space begins to experience a small degree of shading along its northern boundary. By 3.15pm the rear yard is completely shaded. By 3.45pm the entire property is shaded.</li> <li>• In September, shading of the outdoor living space gradually increases from 4.45pm. From 5.30pm the rear yard is completely shaded, and by 6pm the entire property is shaded.</li> <li>• Any adverse amenity effects resulting from shading are considered to be minor.</li> </ul>
<b>12 Scapa Terrace</b>	8.30am - 4.30pm	3pm – 6pm	No shading	<ul style="list-style-type: none"> <li>• In June, from 8.30am until 9.45am, approximately half the outdoor living space is shaded. From 9.45am until 11.00pm the shading on the outdoor living space</li> </ul>



	22 June	22 September	22 December	Assessment
				<p>reduces until there is no shading at 1.15pm. From 1.15pm the shading of the outdoor living space begins to increase and this space is fully shaded by 2.30pm. By 3.45pm the entire property is shaded.</p> <ul style="list-style-type: none"> <li>• In September, the outdoor living space is free of shade until 3pm. From 5.15pm the rear yard is completely shaded. By 6pm the entire property is shaded.</li> <li>• Any adverse amenity effects resulting from shading are considered to be minor.</li> </ul>
<b>14 Scapa Terrace</b>	8.30am – 4.30pm	3pm – 6pm	No shading	<ul style="list-style-type: none"> <li>• In June, from 8.30am – 9am and 12.45pm onwards the rear yard is completely shaded. By 4.15pm the entire property is shaded.</li> <li>• In September, the outdoor living space shade until 3pm. From 5.15pm the rear yard is completely shaded, and by 6pm the entire property is shaded.</li> <li>• Any adverse amenity effects resulting from shading are considered to be minor.</li> </ul>
<b>16 Scapa Terrace</b>	8.30am – 4.30pm	3pm – 6pm	No shading	<ul style="list-style-type: none"> <li>• In June, from 8.30am – 8.45am and 3.15pm onwards the rear yard is completely shaded. By 3.45pm the entire property is shaded.</li> <li>• In September, the outdoor living space is free of shade until 3pm. From this time onwards, the shading gradually progresses across the rear yard until 5.30pm</li> </ul>

	22 June	22 September	22 December	Assessment
				<p>when it is completely shaded. By 6pm the entire property is shaded.</p> <ul style="list-style-type: none"> <li>Any adverse amenity effects resulting from shading are considered to be minor.</li> </ul>
<b>18 Scapa Terrace</b>	8.30am – 4.30pm	3pm – 6pm	No shading	<ul style="list-style-type: none"> <li>In June, from 8.30am – 9.15am the rear yard is shaded. At 9.15am the area of shading in the rear yard progressively reduces to none. From 10.30am until 2pm the shading progresses from west to east across the rear yard. By 4pm the entire property is shaded.</li> <li>In September, the outdoor living space is free of shade until 3pm. At 4pm the rear yard is completely shaded, and by 6pm the entire property is shaded.</li> <li>Any adverse amenity effects resulting from shading are considered to be minor.</li> </ul>
<b>20 Scapa Terrace</b>	8.30am – 4.30pm	3pm – 6pm	No shading	<ul style="list-style-type: none"> <li>In June, from 8.30am – 12pm the rear yard is shaded. From 12pm the shading starts to progressively recede until there is no shade at 2.30pm. From 2.30pm – 3.00pm the shading progresses across the rear yard and by 3.45pm the entire property is shaded.</li> <li>In September, the outdoor living space is shaded from 3pm. From 5pm the rear yard is completely shaded, and by 5.45pm the property is predominantly shaded.</li> <li>Any adverse amenity effects resulting from shading are considered to be minor.</li> </ul>

	22 June	22 September	22 December	Assessment
<b>22 Scapa Terrace</b>	8.30am – 4.30pm	3pm – 6pm	No shading	<ul style="list-style-type: none"> <li>• In June, from 8.30am – 10am shading of the rear yard gradually reduces until there is no shading at 10.30am. From 12pm the rear yard begins to be shaded until 2pm when it is fully shaded. By 4pm the entire property is shaded.</li> <li>• In September, the outdoor living space begins to be shaded from 3pm. From 5.30pm onwards the outdoor living space is completely shaded, and at 6pm approximately only half the property is shaded.</li> <li>• Any adverse amenity effects resulting from shading are considered to be minor.</li> </ul>
<b>24 Scapa Terrace</b>	8.30am – 4.30pm	3pm – 6pm	No shading	<ul style="list-style-type: none"> <li>• In June, from 8.30am – 9am the rear yard is fully shaded. From 9am - 3.30pm the rear yard is partially shaded and from 3.30pm onwards, the rear yard is completely shaded. By 3.45pm the entire property is shaded.</li> <li>• In September, the outdoor living space is shaded from 3pm. From 5pm the outdoor living space is completely shaded.</li> <li>• Any adverse amenity effects resulting from shading are considered to be minor.</li> </ul>
<b>26 Scapa Terrace</b>	3.15pm – 4.30pm	No shading	No shading	<ul style="list-style-type: none"> <li>• In June, the property is shaded for a very short time.</li> <li>• Any shading effects are considered to be minor.</li> </ul>
<u>South Side</u>				

	22 June	22 September	22 December	Assessment
<b>5 Scapa Terrace</b>	4pm – 4.30pm	No shading	No shading	<ul style="list-style-type: none"> <li>• In June, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>7 Scapa Terrace</b>	4pm – 4.30pm	No shading	No shading	<ul style="list-style-type: none"> <li>• In June, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>9 Scapa Terrace</b>	4pm – 4.30pm	6pm	No shading	<ul style="list-style-type: none"> <li>• In June and September, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>11 Scapa Terrace</b>	4.15pm– 4.30pm	No shading	No shading	<ul style="list-style-type: none"> <li>• In June, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>13 Scapa Terrace</b>	4.15pm– 4.30pm	No shading	No shading	<ul style="list-style-type: none"> <li>• In June, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>15 Scapa Terrace</b>	4.15pm– 4.30pm	No shading	No shading	<ul style="list-style-type: none"> <li>• In June, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>17 Scapa Terrace</b>	4.15pm– 4.30pm	No shading	No shading	<ul style="list-style-type: none"> <li>• In June, the property is shaded for a very short time.</li> <li>• Any shading effects are considered to be less than minor.</li> </ul>

	22 June	22 September	22 December	Assessment
<b>19 Scapa Terrace</b>	4pm – 4.30pm	No shading	No shading	<ul style="list-style-type: none"> <li>• In June, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>21 Scapa Terrace</b>	4pm – 4.30pm	No shading	No shading	<ul style="list-style-type: none"> <li>• In June, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>23 Scapa Terrace</b>	4pm – 4.30pm	No shading	No shading	<ul style="list-style-type: none"> <li>• In June, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>Donald Street</b>				
<u>East Side</u>				
<b>27 Donald Street</b>	No shading	5.45pm – 6pm	No shading	<ul style="list-style-type: none"> <li>• In September, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>29 Donald Street</b>	No shading	5.45pm – 6pm	6.15pm – 8pm	<ul style="list-style-type: none"> <li>• In September, the outdoor living space is shaded from 5.45pm, and the entire property is shaded by 6pm. This shading is consistent with that of the Teachers' College.</li> <li>• In December, the outdoor living space is shaded from 7.30pm. Shading is consistent with that of the Teachers' College.</li> </ul>

	22 June	22 September	22 December	Assessment
				<ul style="list-style-type: none"> <li>Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>31 Donald Street</b>	No shading	4.15pm – 6pm	7.15pm – 8pm	<ul style="list-style-type: none"> <li>In September, the outdoor living space is shaded from 5.15pm. By 6pm the entire property is shaded. Shading is consistent with that of the Teachers' College.</li> <li>In December, the outdoor living space is shaded from 7.15pm. Shading is consistent with that of the Teachers' College.</li> <li>Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>33 Donald Street</b>	4pm – 4.30pm	4pm – 6pm	7.15pm – 8pm	<ul style="list-style-type: none"> <li>In June, the mainly lawned front of the property is shaded for a short time between 4pm and 4.30pm.</li> <li>In September, what appears to be the north-facing outdoor living space is shaded from 4pm. By 5.15pm the entire property is shaded. Shading is consistent with that of the Teachers' College.</li> <li>In December, the outdoor living space is shaded from 7.15pm. By 8pm the entire property is shaded. Because shading at this time of the year is caused by the proposed Building B07, on that part of the Site devoid of Teachers' College Buildings, no comparative assessment can be made between the shading caused by B07 and that caused by the Teachers' College.</li> </ul>

	22 June	22 September	22 December	Assessment
				<ul style="list-style-type: none"> <li>Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>35 Donald Street</b>	3.15pm–4.30pm	4.30pm – 6pm	6.30pm – 8pm	<ul style="list-style-type: none"> <li>In June, by 4.30pm approximately half of the front of the property is shaded. The shading is predominantly consistent with that of the Teachers’ College.</li> <li>In September, the outdoor living space is shaded from 4.30pm. By 5.30pm the entire property is shaded. Part of the shading is consistent with that of the Teachers’ College.</li> <li>In December, the outdoor living space is shaded from 6.30pm. By 8pm the entire property is shaded.</li> <li>Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>37 Donald Street (Donald Street Pre-School)</b>	3.15pm–4.30pm	4.30pm – 6pm	6.30pm – 8pm	<ul style="list-style-type: none"> <li>In June, by 4.30pm the 2 storey house on this property is predominantly shaded. The shading is largely consistent with that of the Teachers’ College.</li> <li>In September, the outdoor playing space at the rear (east) of the property is shaded from 5.15pm. By 5.30pm the property is predominantly shaded.</li> <li>In December, the outdoor living space is shaded from 7.30pm. By 8pm the majority of the property is shaded.</li> <li>Given the relatively small period of time near the end of the day that the main outdoor area of this property will</li> </ul>

	22 June	22 September	22 December	Assessment
				be shaded, and the time of the day that the pre-school is likely to be most used, any adverse amenity effects resulting from shading are considered to be less than minor.
<b>39 Donald Street</b>	3.30pm– 4.30pm	4.15pm – 6pm	6.45pm – 7.15pm	<ul style="list-style-type: none"> <li>• In June, by 4.15pm the property is predominantly shaded. The shading is consistent with that of the Teachers' College.</li> <li>• In September, the outdoor living space is shaded from 5.15pm. By 5.30pm the property is predominantly shaded.</li> <li>• In December, a small area of the front north western corner of the property is shaded from 6.45pm – 7.15pm. There is no shading over what appears to be the outdoor living space.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>41 Donald Street</b>	3.30pm– 4.30pm	4.30pm – 6pm	No shading	<ul style="list-style-type: none"> <li>• In June, at 3.45pm shading covers the front of the property, and by 4pm the entire property is shaded. The shading from 4pm onwards is consistent with that of the Teachers' College.</li> <li>• In September, the outdoor living space is shaded from 5.15pm. By 5.45pm the entire property is shaded.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>



	22 June	22 September	22 December	Assessment
<b>43 Donald Street</b>	3.30pm– 4.30pm	5.30pm – 6pm	No shading	<ul style="list-style-type: none"> <li>• In June, from 3.45pm shading covers the front half of the property, and by 4.15pm the entire property is shaded. The shading from 4.15pm onwards is consistent with that of the Teachers' College.</li> <li>• In September, the outdoor living space is free from shade until 5.30pm. The property is predominantly shaded by 5.45pm.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>45 Donald Street</b>	3.45pm – 4.30pm	6pm	No shading	<ul style="list-style-type: none"> <li>• In June, at 3.45pm shading covers the front northern corner of the property, and by 4.15pm the entire property is shaded.</li> <li>• In September, the outdoor living space and the entire property are shaded by 6pm.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>47 Donald Street</b>	4.15pm – 4.30pm	6pm	No shading	<ul style="list-style-type: none"> <li>• In June and September, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>49 Donald Street</b>	4.30pm	No shading	No shading	<ul style="list-style-type: none"> <li>• In June, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>

	22 June	22 September	22 December	Assessment
<b>51 Donald Street</b>	4.30pm	No shading	No shading	<ul style="list-style-type: none"> <li>• In June, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>53 Donald Street</b>	4.30pm	No shading	No shading	<ul style="list-style-type: none"> <li>• In June, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<i>West Side</i>				
<b>Karori Pool</b>	No shading	No shading	7am – 9.15am	<ul style="list-style-type: none"> <li>• In December, the Karori Pool will be shaded from 7am – 9.15am.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>42 Donald Street</b>	2.30pm– 4.30pm	5pm – 6pm	No shading	<ul style="list-style-type: none"> <li>• In June, the north-eastern corner of the property begins to be shaded by Building B07 at 2.30pm. At 3.45pm most of what appears to be the outdoor living space at the western end of the property remains free of shade. By 4.15pm the entire property is shaded. No comparison can be made with any shading effects from the Teachers' College, because the neighbouring area of the Site is (and was) free of College buildings and the currently planted area is proposed to be transformed for use as a 'pocket park'.</li> <li>• In September, part of the outdoor living space at the western end of the property is shaded by Building B06</li> </ul>

	22 June	22 September	22 December	Assessment
				<p>from 5.15pm. By 5.45pm the property is predominantly shaded.</p> <ul style="list-style-type: none"> <li>No comparison can be made with any shading effects from the Teachers' College, because the neighbouring area of the Site is (and was) free of College buildings and the currently planted area is proposed to be transformed for use as a 'pocket park'.</li> <li>Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>44 Donald Street</b>	4pm – 4.30pm	5.45pm – 6pm	No shading	<ul style="list-style-type: none"> <li>In June and September, the property is shaded for a very short time.</li> <li>Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>46 Donald Street</b>	4.15pm– 4.30pm	No shading	No shading	<ul style="list-style-type: none"> <li>In June, the property is shaded for a very short time.</li> <li>Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>52 Donald Street</b>	4.15pm– 4.30pm	No shading	No shading	<ul style="list-style-type: none"> <li>In June, the property is shaded for a very short time.</li> <li>Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>54 Donald Street</b>	4.15pm– 4.30pm	No shading	No shading	<ul style="list-style-type: none"> <li>In June, the property is shaded for a very short time.</li> <li>Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>

	22 June	22 September	22 December	Assessment
<b>56 Donald Street</b>	4.30pm	No shading	No shading	<ul style="list-style-type: none"> <li>• In June, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>58 Donald Street</b>	4.30pm	No shading	No shading	<ul style="list-style-type: none"> <li>• In June, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>Karori Road</b>				
<b>221A Karori Road</b>	No shading	No shading	7am – 8.45am	<ul style="list-style-type: none"> <li>• In December, the property is completely shaded at 7am, with shading reducing from 7.30am. The outdoor living space is free from shade by 8.15am. The property is unshaded by 9am.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>221B Karori Road</b>	No shading	No shading	7am – 8.15am	<ul style="list-style-type: none"> <li>• In December, the property is predominantly shaded at 7am, with shading reducing throughout the morning. The outdoor living space is free from shade by 7.15am. The property is unshaded by 8.30am.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>Huntleigh Home</b>	No shading	No shading	7am – 7.30am	<ul style="list-style-type: none"> <li>• In December, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>

	22 June	22 September	22 December	Assessment
<b>Cargill Street</b>				
<b>6A Cargill Street</b>	8.30am	No shading	No shading	<ul style="list-style-type: none"> <li>• In June, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>6B Cargill Street</b>	8.30am	No shading	No shading	<ul style="list-style-type: none"> <li>• In June, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>7 Cargill Street</b>	8.30am – 8.45am	No shading	No shading	<ul style="list-style-type: none"> <li>• In June, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>8A Cargill Street</b>	8.30am	No shading	No shading	<ul style="list-style-type: none"> <li>• In June, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>8B Cargill Street</b>	8.30am	No shading	No shading	<ul style="list-style-type: none"> <li>• In June, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>9 Cargill Street</b>	8.30am	No shading	No shading	<ul style="list-style-type: none"> <li>• In June, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>11 Cargill Street</b>	8.30am	No shading	No shading	<ul style="list-style-type: none"> <li>• In June, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>Cooper Street</b>				

	22 June	22 September	22 December	Assessment
<b>24 Cooper Street</b>	No shading	6pm	8pm	<ul style="list-style-type: none"> <li>• In September and December, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>26 Cooper Street</b>	No shading	6pm	8pm	<ul style="list-style-type: none"> <li>• In September and December, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>28 Cooper Street</b>	No shading	5.15pm – 6pm	No shading	<ul style="list-style-type: none"> <li>• In September, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>30 Cooper Street</b>	No shading	5.15pm – 6pm	No shading	<ul style="list-style-type: none"> <li>• In September, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>31 Cooper Street</b>	No shading	6pm	No shading	<ul style="list-style-type: none"> <li>• In September, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>32 Cooper Street</b>	No shading	5.45pm – 6pm	8pm	<ul style="list-style-type: none"> <li>• In September and December, the property is shaded for a very short time.</li> </ul>

	22 June	22 September	22 December	Assessment
				<ul style="list-style-type: none"> <li>Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>33 Cooper Street</b>	No shading	6pm	No shading	<ul style="list-style-type: none"> <li>In September, the property is shaded for a very short time.</li> <li>Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>34 Cooper Street</b>	4.15pm – 4.30pm	5.45pm – 6pm	No shading	<ul style="list-style-type: none"> <li>In June and September, the property is shaded for a very short time.</li> <li>Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>35 Cooper Street</b>	No shading	6pm	No shading	<ul style="list-style-type: none"> <li>In September, the property is shaded for a very short time.</li> <li>Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>36 Cooper Street</b>	4.15pm – 4.30pm	5.45pm – 6pm	No shading	<ul style="list-style-type: none"> <li>In June and September, the property is shaded for a very short time.</li> <li>Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>37A/37B Cooper Street</b>	No shading	6pm	No shading	<ul style="list-style-type: none"> <li>In September, the property is shaded for a very short time.</li> <li>Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>

	22 June	22 September	22 December	Assessment
<b>38 Cooper Street</b>	4.15pm– 4.30pm	5.45pm – 6pm	No shading	<ul style="list-style-type: none"> <li>• In June and September, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>40 Cooper Street</b>	4.15pm– 4.30pm	5.45pm – 6pm	No shading	<ul style="list-style-type: none"> <li>• In June and September, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>41 Cooper Street</b>	No shading	6pm	No shading	<ul style="list-style-type: none"> <li>• In September, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>42 Cooper Street</b>	4.15pm – 4.30pm	6pm	No shading	<ul style="list-style-type: none"> <li>• In June and September, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>43 Cooper Street</b>	4.30pm	No shading	No shading	<ul style="list-style-type: none"> <li>• In June, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>44 Cooper Street</b>	4.30pm	No shading	No shading	<ul style="list-style-type: none"> <li>• In June, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>Vera Street</b>				



	22 June	22 September	22 December	Assessment
<b>17 Vera Street</b>	No shading	6pm	No shading	<ul style="list-style-type: none"> <li>• In September, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>19 Vera Street</b>	No shading	6pm	No shading	<ul style="list-style-type: none"> <li>• In September, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>20A Vera Street</b>	No shading	6pm	No shading	<ul style="list-style-type: none"> <li>• In September, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>21 Vera Street</b>	No shading	6pm	No shading	<ul style="list-style-type: none"> <li>• In September, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>22 Vera Street</b>	No shading	6pm	No shading	<ul style="list-style-type: none"> <li>• In September, the property is shaded for a very short time.</li> <li>• Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>25 Vera Street</b>	No shading	6pm	No shading	<ul style="list-style-type: none"> <li>• In September, the property is shaded for a very short time.</li> </ul>

	22 June	22 September	22 December	Assessment
				<ul style="list-style-type: none"> <li>Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>Firth Terrace</b>				
<b>20 Firth Terrace</b>	4.30pm	No shading	No shading	<ul style="list-style-type: none"> <li>In June, the property is shaded for a very short time.</li> <li>Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>22 Firth Terrace</b>	4.30pm	No shading	No shading	<ul style="list-style-type: none"> <li>In June, the property is shaded for a very short time.</li> <li>Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>24 Firth Terrace</b>	4.30pm	No shading	No shading	<ul style="list-style-type: none"> <li>In June, the property is shaded for a very short time.</li> <li>Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>
<b>26 Firth Terrace</b>	4.30pm	No shading	No shading	<ul style="list-style-type: none"> <li>In June, the property is shaded for a very short time.</li> <li>Any adverse amenity effects resulting from shading are considered to be less than minor.</li> </ul>

## **ANNEXURE 3**

### **Notes on the Visual Simulations**

- A3.1 The visual simulations have been prepared to illustrate how the Proposed Village will modify its existing context. The programme used to compile the images was Autodesk 3DS Max and Adobe Photoshop CS 6.
- A3.2 The Visual Simulations accompany 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).



Viewpoint	Location
01	21a Donald Street
02	25 & 27 Donald Street
03	41 Donald Street
04	Corner of Scapa Terrace & 47 Donald Street
05	59 Donald Street
06	13 Scapa Terrace
07	Wrights Hill Road
08	Ben Burn Park Bench
09	Campbell Street - Ben Burn Park entry
10	38 Campbell Street
11	2 Lewer Street
12	Opposite Subway - 234 Karori Road
13	Opposite 210 Karori Road
14	11 Scapa Terrace
15	20 Scapa Terrace

**Figure A3.1: An aerial photograph of the Site and its surroundings and a list of the locations of Viewpoints 01 – 15, from which the photographs forming the basis of the photomontages were taken (see Ryman Drawing VP042 Location Map in the Ryman Photomontage Booklet).**

- A3.4 Twelve viewpoints were originally 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 RA Skidmore Urban Design Ltd who prepared the Landscape and Visual Assessment Report. Subsequently, at the request of Council, three additional viewpoints (VP13, VP14 and VP15) were prepared and assessed.
- A3.5 The viewpoint selection was generally based on all locations that could be found in the public roads and mountain 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 author of this report accompanied a Ryman expert in visual simulation procedures to each of the initial twelve viewpoint locations to take the appropriate series of photographs for the production of technologically and technically correct visual simulation images. These images were then used to produce the visual simulations of the proposed village from the various selected viewpoints.

A3.7 All visual simulations prepared for the proposed retirement village were produced strictly in accordance with the New Zealand Institute of Landscape Architects Best Practice Guide 10.2 (NZILA BPG10.2) (**Best Practice Guide**).

A3.8 The preparation of the visual simulations involved the following steps:

- Photographs were taken with a Canon EOS 6D with a 50mm lens;
- Photographic viewpoint locations were recorded by 3D cameras were created in 3Dsmax using the surveyed location and camera data;
- A 3D model of the proposed building and Site were created in Autodesk Revit imported into rendering software Autodesk 3DsMax;
- Surveying company Aurecon Limited captured the viewpoint locations and coordinates and these were used to align the 3D camera to photography within Autodesk 3DSMax;
- Proposed new trees were modelled and placed as per the proposed landscape plan, with trees having 10 years of growth;
- The 3D scene was set up with correct daylight settings as per the captured photographs;
- A fully rendered photo composite image was produced; and
- Images were brushed together to complete the scene using Adobe Photoshop.

A3.9 The Ryman drawings illustrating the 'existing' and 'proposed' views are to be printed and viewed in accordance with the Best Practice Guide.

A3.10 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.

A3.11 All simulated street trees are shown at the height and spread they could be anticipated to have reached approximately ten years after their initial planting.

A3.12 Factors taken into consideration when considering the visual effects of the Proposed Village were:

- The distance between the viewpoint location and the Site;
- The area of the overall scene that the retirement village occupies;
- The viewing audience and the numbers of people likely to make up that audience;
- The topography of the landform;
- Impacts on the skyline;
- Impacts on the sense of place;
- Visual dominance;
- Architectural articulation and modulation of the building;
- Building size and scale;
- Variations in materials and colours;
- Relationship to existing character;
- Permitted effects; and
- Residential Building Standards (**RBS**)

A3.13 It is important to note that, when considering changes in views, I have been conscious that change, of itself, is not necessarily an adverse effect.

A3.14 Each of the fifteen sets of three images provides comparisons of existing, proposed and proposed (with original structure outlined) views from each of the viewpoints illustrated in Figure A3.1.

A3.15 Although I have not prepared a formal assessment of the images from the fifteen viewpoint locations, they do form the basis of the Landscape and Visual Effects Assessment Report prepared by Rebecca Skidmore.

A handwritten signature in black ink that reads "Clinton Bird". The signature is written in a cursive style with a large, stylized 'C' and 'B'.

Clinton Bird

Director, Clinton Bird Urban Design Limited

24 August 2020