

Ryman Karori, Wellington

Proposed Comprehensive Care Retirement Village

for

Ryman Healthcare Limited

URBAN DESIGN ASSESSMENT

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Executive Summary

This report provides an urban design assessment of the Ryman Healthcare Limited (Ryman) proposal for a comprehensive care retirement village (Proposed Village) on the former Victoria University of Wellington Karori Campus (Teachers' College) in Karori (Site).

This report considers six urban design assessment topics. The key conclusions are provided at the end of the relevant section and carried forward into the overall conclusions at the end of this report.

The Proposed Village will provide a new lease of life for several heritage buildings that will be re-purposed and integrated into the Proposed Village as part of a comprehensive plan for the Site. The Site itself is large (3 hectares) and complex, with varied contextual and boundary conditions and a diverse topography. The Proposed Village design response is nuanced to these conditions, and pays special attention to the Campbell and Donald Street edges and the interface with the adjoining Scapa Terrace properties.

In urban design terms, the Proposed Village presents a positive outcome. It utilises a highly accessible and well-serviced location for higher density living. The layout is organised in response to the underlying grid structure of the former Teachers' College campus and directly relates to the wider Karori grid. It provides clear arrival points, including the former college's principal public entry onto Donald Street.

The design presents highly modulated and articulated residential-scaled facades to the surrounding streets. Bulk and form are designed to relate to residential neighbours while greater mass and height are contained towards the Site's centre and generally located to replace the larger buildings of the former Teachers' College. The residential amenity effects on all adjacent and nearby properties considered to be potentially affected by the Proposed Village have been assessed. These are considered to be minor or less than minor adverse.

As a village that provides a mix of activities to support the residential function, the site planning has been successfully organised to allow differentiation between village centre amenities and residential activities. Dignified apartment building entrances are created and all units overlook and engage with streets or communal open spaces. Some 7,190m² of sunny communal courtyards and gardens are provided, which support and complement individual outdoor patios and balconies. Sunlight access for individual units within the Proposed Village varies but provides a range of options for residents who have varying expectations and needs.

This assessment finds that the proposal has a high level of consistency with the Wellington Residential Design Guide (RDG) and Crime Prevention Through Environmental Design (CPTED) guidelines. District Plan expectations towards intensification, character and amenity have been carefully addressed. Further, the proposal delivers positive benefits to the area including a safe, street-activated and cohesive design that acknowledges the former Teachers' College. It will deliver housing for elderly and vulnerable people that will be safe, comfortable and convenient to live in.

1 Introduction

1.1 Overview

This report is prepared by McIndoe Urban Ltd (MU) on behalf of Ryman. The report provides an urban design assessment of the Proposed Village on the Site. The gross site area is 3.0575 hectares.

The proposal includes the retention 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 shown in Figure 1. New buildings include a Village Centre, containing communal amenities, independent living apartments, assisted living suites and care rooms, and, six independent apartment buildings. Car parking and access is provided and a range of amenity areas for residents that include retention of much of the Lopdell Gardens, a new (public) pocket park to the south east of the Site, and new courtyards between buildings.

The application has been made by Ryman and this report has been written to assist the assessment of the application. To that end it has been tailored to relate to the relevant planning matters raised by the Wellington City District Plan (District Plan) as well as the RDG. Of particular relevance are the provisions of the Outer Residential Activity Area (ORA).



Figure 1: Proposed Village Site. Previous buildings that have been removed are shown in pink.

1.2 Scope and Involvement

MU has been engaged to provide an independent urban design assessment of the proposal. This involvement followed the withdrawal of the original urban design report prepared by Clinton Bird due to his retirement. MU have been consulted in the latter stages of the design process to assist in responding to issues raised by Council and offered suggestions in relation to the design of several proposed buildings across the Site and supported several key decisions that led to the current proposal, namely:

- the general form and design of Building B02, particularly issues relating to the relationship of the proposed building facades with its street context;
- the general form and design of Building B07, particularly issues relating to the relationship of the proposed building facades with its adjoining heritage context (Allen Ward VC Hall) and the street context;
- the general form and design of Building B01B, particularly issues relating to the upper floors and roof line when viewed from middle-long distance;
- the articulation of the pedestrian entrance connecting Building B01A with Donald Street; and,
- the design of the pedestrian connection with Campbell Street along the northern ends of Buildings B02 and B03.

The process followed to undertake this assessment included: unaccompanied site visits, as well as site visits with Ryman and Mitchell Daysh, to understand the characteristics of the Site and its context; a review of the Applicant's lodged application documents and plans; a review of initial Council feedback; a number of design meetings with the Ryman team; three design review meetings with Council; a review of the Applicant's revised plans, visual simulations, shading studies; and the preparation of this report.

The plans relied on for this assessment were prepared by Ryman's in-house architects and are labelled "Comprehensive Care Retirement Village Donald Street, Karori, Wellington", dated 18 June 2021. Landscape plans were provided by Sullivan + Wall Limited, dated 29 April 2021. Shading diagrams and table were provided by Ryman and Mitchell Daysh respectively, dated 18 June 2021. Photo-simulations were provided by Ryman, dated 18 June 2021. The landscape and visual effects assessment from R.A. Skidmore, dated 9 July 2021, was also considered.

The Applicant owns 33 Campbell Street adjoining the Site, and a written approval form has been provided from the owner and occupier of that property. Accordingly, this report does not consider urban design effects on this property, pursuant to sections 95E(3)(a) and 104(3)(a)(ii) of the RMA. For completeness a description of the application as it relates to 33 Campbell Street has been included where relevant.

1.3 Parallel Assessments Relevant to Urban Design

MU are part of a wider multi-disciplinary team that includes Ryman's in-house architectural expertise, Mitchell Daysh (planning), Dave Pearson (heritage), Sullivan and Wall Limited (landscape design), R.A. Skidmore Urban Design Limited (landscape and visual assessment), Tree Management Solutions (arboriculture), Commute Transportation Consultants (traffic), Tonkin + Taylor (civil engineering), Woods (infrastructure), WSP (wind) and Marshall Day (acoustic).

The key assessments that have informed this assessment are:

Planning

An AEE has been prepared by Mitchell Daysh. That report identifies the aspects of the Proposed Village that trigger the need for resource consent under the Wellington City District Plan and the wider planning context.

Architecture

Ryman's architectural team has prepared a design statement addressing the design concept and planning / layout matters.

Landscape Design and Visual Assessment

Rebecca Skidmore has prepared a report assessing the landscape and visual effects of the Proposed Village.

Heritage

DPA Architects have provided design input and assessment of the heritage issues relating to the Site.

Traffic and Transport

Commute Transportation Consultants have provided design direction and reporting on the design of multi-modal movement systems across the Site.

1.4 Approach to Assessment

Activity Status

As set out in the AEE, the Proposed Village will not comply with the ground level open space, site coverage, maximum height, and building recession planes standards in the District Plan. Overall, the Proposed Village requires resource consent as a non-complying activity under Rules 5.3.4 and 5.5 of the District Plan. Accordingly, I have considered all potential urban design effects in this assessment.

Zoning

The Site is located within the ORA zone. It is adjoined by the ORA zone on all boundaries except for a portion of the northern boundary where Open Space A zoning exists for Karori Pool. The Site is also subject to the Karori Education Campus Precinct in the District Plan, which reflects its former use as the Teacher's College.

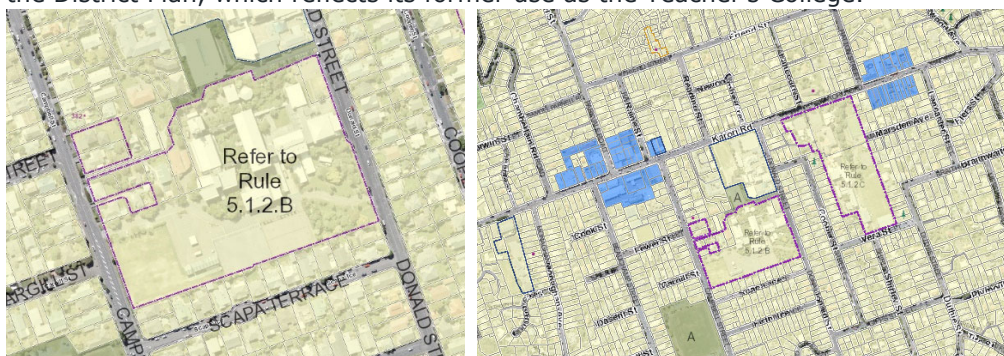


Figure 2: The Site is located within the ORA and the Karori Education Campus Precinct.

I understand the intentions of the ORA zone, relevant to this assessment, are:

- to achieve an efficient use of resources via consolidation of the established urban area;
- to achieve residential intensification, provided that it does not detract from the character and amenity of the existing neighbourhood;
- to ensure new development acknowledges and respects the character of the area;
- to provide 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;

- to manage adverse effects on residential amenity values by ensuring the siting, scale and intensity of new residential development is compatible with surrounding development patterns, and to avoid or mitigate adverse effects on neighbouring properties;
- to provide multi-unit developments with high quality living environments; and
- to enable efficient, convenient and safe access for people and, to improve access for all people, particularly those using public transport, cycle or foot.

Windfall Site

In discussions held with Mitchell Daysh and Council's resource consent officer, it has been determined that the Site can usefully be viewed as a 'windfall site' under Residential Area Policy 4.2.1.5. The policy is to "[e]nable residential intensification within the Inner and Outer Residential Areas provided that it does not detract from the character and amenity of the neighbourhood in which it is located". The explanation to the policy states that windfall sites are "loosely defined as relatively large properties that are located within an established residential area but which have never been developed for residential purposes. Often they are properties that have historically been used for commercial or community purposes. Because of their size these properties can provide significant opportunities for residential intensification. Because these sites have not been used for residential purposes, their re-development generally does not lead to a loss of existing residential character."

The Site fits neatly into the characteristics of a Windfall Site. In particular, the large size of the Site (3 hectares) provides significant potential for residential development within a wider residential area. From an urban design perspective, the windfall classification is relevant as it recognises the ability to drive new (on-site) character without loss of existing character and points to the need to balance wider context character integration with the optimisation of large sites.

Multi-Unit Design & relevance of the District Plan Residential Design Guide to the Proposal

As already noted, the Site is within the ORA and the proposal is a multi-unit development under Rule 5.3.7. The proposal is also to be assessed using the RDG.

I have therefore assessed the proposal for its level of consistency with those aspects of the RDG that I consider relevant to the Site and proposal. The RDG sets out an assessment framework that includes: 1) Character; 2) Site Planning, 3) Building Design; and, 4) Open Space Design.

Of these topics, those addressing Character, Site Planning and Building Design are most relevant given the nature of the proposal as a retirement village. Open Space Design calls for a level of private open space per dwelling that is less relevant for a retirement village. Based on discussions with Ryman, the intended user group has less demand for large private open space areas, are seeking low or no garden maintenance, have no need to provide for children's play and have reduced mobility resulting in some unit types providing for specific healthcare needs (care rooms, assisted living suites). The Proposed Village also offers a wide range of easily accessible communal open spaces in preference to large individual gardens.

Urban Design Assessment Framework

I have identified an urban design framework to assess the proposal against. This framework recognises the District Plan provisions, the large size and character of the Site and its valued historic qualities. Of direct relevance are:

- The provisions of the District Plan relating to the ORA, in particular Objectives 4.2.1; 4.2.2; 4.2.3; 4.2.4; 4.2.7; 4.2.8; 4.2.12 and Policies 4.2.1.1; 4.2.1.5 (including the explanation relating to 'windfall sites'); 4.2.3.1; 4.2.3.5; 4.2.3.7; 4.2.4.1; 4.2.4.2; 4.2.4.4; 4.2.7.1; 4.2.8.3; 4.2.12.1; and, 4.2.12.4
- The urban design-related matters of discretion in relation to Rules 5.3.4 and 5.3.7. Notwithstanding the non-complying activity status of the application, the matters of discretion have complemented the range of urban design issues and effects that should be addressed. These are:
 - 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;
 - Effects generated by the following standards not met by the Proposed Village:
 - 5.6.2.3 - Ground level open space;
 - 5.6.2.4 - Site coverage;
 - 5.6.2.8 - Building recession plane; and,
 - 5.6.2.5 – Maximum height and 5.6.2.9 – Alterations to buildings with an existing non-compliance: for exceedances of these standards, the matter of discretion is limited to:
 - 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
- The provisions of the RDG; and
- The consideration of matters arising from urban design good practice for this Site and location.

Based on my review of the above, the urban design assessment framework for the proposal is:

Character and Urban Form

The range of 'Character' matters identified in the RDG are assessed, including how the proposal relates to its street setting. In addition, urban form considers any relevant built form patterns arising from height and bulk, scale and implications of landform.

Urban Structure and Site Planning

An appropriate urban design response to the urban structure of the wider context and adjoining neighbourhood. The pattern of underlying alignments, streets and spaces are noted along with the distribution of principal activities. The broader legibility of the Site and context is considered.

This includes general masterplanning good practice to achieve positive outcomes, considering the range of matters identified in the RDG including coherent site design. Sunlight access and shading are addressed below under residential amenity effects.

Residential Amenity Effects

This includes an assessment of overlooking and/or privacy and sunlight shading effects on potentially affected properties including those neighbours directly adjoining the Site. Visual dominance effects are addressed under 'Character and Urban Form' above.

Architectural Concept and Design

The overarching architectural concept is primarily described in the architecture statement by Ryman's architecture team, however I also consider the relevant urban design impacts. Overall design and appearance of the proposal is addressed along with commentary on internal planning, block layout, liveability and on-site residential amenity.

Open Space Design

The level and quality of private and shared open space across the Proposed Village is assessed. This should be read in conjunction with the landscape assessment by RA Skidmore.

Safety

A CPTED assessment has been carried out structured around the seven qualities of well designed, safer places as set out in the *Ministry of Justice National Guidelines for Crime Prevention through Environmental Design in New Zealand, Seven Qualities of Safer Places* (2005).

2 Overview of the Proposal

The Proposed Village is fully described in the AEE, accompanying assessments and Architectural and Assessment drawing packages.



Figure 3: Proposed Masterplan (source: Ryman)

The Proposed Village will repurpose three existing listed buildings on-Site and contain a series of new buildings to provide 308 new residential units plus associated support and amenity functions primarily located in the Village Centre. Residential ancillary activities (e.g. refuse), open spaces and car parking spaces are provided at grade, on upper-level balconies and in basement and undercroft structures. Generally, the Proposed Village comprises:

Care Rooms:	60 (20 rest home, 20 hospital, 20 dementia)
Assisted Living:	68
Apartments:	179 (4x 1 bed; 134x 2 bed; 41x 3 bed)
Total units:	307
Car parking:	220 spaces
Amenities:	Village centre (wide range of communal amenities)
Outdoor space:	Shared courtyards, Lopdell Gardens, bowling green and public pocket park, as well as private outdoor areas (patios, balconies)

The proposal includes provision of an internal accessway system running through the Site with the primary link connecting with Donald Street. A pedestrian/cycle only extension to this link connects with Campbell Street. A primary pedestrian entrance to the Proposed Village also occurs along Donald Street between Building B01A (Allen

Ward VC Hall) and the Tennant Block. All new accessways will provide controlled private access, secured after hours.

The proposed buildings vary in type, size and height according to the constraints of the Site, the neighbouring conditions and the functional requirements of the Proposed Village.

3 Urban Design Assessment

The assessment below has been organised around the 6 key topics previously described. Each topic is structured to provide an analysis of existing conditions in relation to the topic (i.e. existing environment on the Site and receiving environment) followed by an assessment of the urban design effects of the Proposal. Each topic concludes with key findings that are carried forward to the overall conclusion at section 4 of this report.

3.1 Character and Urban Form

Context and analysis of existing conditions

The following analysis relates to the relevant Objectives and Guidelines of the RDG, particularly O1.1, G1.1, G1.6, G1.7, G1.9 and G1.10 and District Plan Objectives 4.2.2, 4.2.3, 4.2.4 and 4.2.8 and Policies 4.2.3.1, 4.2.3.5, 4.2.3.7, 4.2.4.1, 4.2.4.2 and 4.2.8.3.

The wider Karori context is addressed later at section 3.2 while the local area is discussed below. The Proposal is located in a neighbourhood characterised by two fundamentally different types of context (Figure 4).

The eastern half of the northern Site boundary presents a coarse grain, non-residential condition, comprised of Karori Pool and car park and Karori Normal School. To the south, east, west and western half of the north boundary, a fine grain housing pattern exists. The adjoining properties on Scapa Terrace and the western half of the northern boundary present common (rear) boundaries with the Site. Two residential street edge conditions exist facing the Site - Donald Street and Campbell Street.



Figure 4: Existing land use patterns

I assess the character of Scapa Terrace, Donald and Campbell Streets later in this section as the key streets that contribute to character of the Site's context. The characteristics of the Site itself are also described in this section.

Residential context

Dwellings are generally 1 or 2 storeys, detached and of conventional suburban styles as shown in the photos below (Figure 5). Housing forms include hipped or gabled roofs articulating primary and secondary massing where built elements either project or recess. This creates visual interest through a hierarchy of forms. Dwellings front the street with clear orientation of fenestration and entry structures. Frontage widths range from 7m-10m with garaging occasionally built to the pavement edge. Separation between dwellings occurs, often with planting alongside boundaries.



Figure 5: Fine-grain detached housing of varied yet conventional suburban styles. On-site planting plays an important role contributing to street character.

Non-residential context

To the north of the Site the prevailing residential pattern of the area transitions to a non-residential activity and character. Karori Normal School and Karori Pool are both located along the eastern half of the northern Site boundary. A car park and vehicular accessway establish the interface between the Site and the school and public pool.



Figure 6: Karori Normal School immediately north of the Site

The school is particularly prominent in the street scene (Figure 6). Though the school buildings near the interface are generally low with pitched roofs, the cumulative effect of the buildings is one of a far more densely occupied and urban place with low levels of vegetation compared to the surrounding neighbourhood. The pool sits some 85m back from the street and is located at a lower level than the school, resulting in limited visibility from the street.

When the school, pool and existing (former Teachers' College) buildings on the Site are viewed together and considered in the context of the nearby Samuel Marsden Collegiate School, then a general picture emerges of a node within the ORA that departs from the conventional suburban character of the wider location.

Donald Street Context

Donald Street (between Karori Road and Scapa Terrace) presents a mixed character of both residential and non-residential activities, resulting in the 'node' described above. To the eastern side of the street, the dwellings are slightly elevated (set up and back) and are typical of Wellington's hilly condition. When considered together with the non-residential activities opposite, a clear asymmetrical street condition emerges for this portion of Donald Street (Figure 7), distinguishing it from the general pattern of surrounding residential streets.



Figure 7: Donald Street dwellings and asymmetrical street condition

Donald Street slopes from north to south and that slope is especially pronounced in the vicinity of the Site. This breaks up the linearity of the street into visual segments such that portions of the street are read discretely and the experience is more akin to serial vision¹ where streetscapes are revealed. Serial vision emphasises the importance of memorable events and landmark structures as a way of guiding the eye through a setting.

Dwellings can be seen to 'step down' the street (Figure 7, left image) following the natural landform. The existing Teachers' College buildings along Donald Street, especially the Allen Ward VC Hall, present a landmark at a crest of the street and are a key design reference for future development of the Site.

The Donald Street character is also influenced by dwelling position (alignment and setback) relative to the street. Figure 8 (left image) provides an analysis of these characteristics, along with the general mixed pattern of educational play spaces and car parking. Dwelling frontages vary and are setback some 3m-10m from the street with some garaging at the back-edge-of-pavement. Front yard spaces are planted and fencing is generally kept low maintaining visual connections between dwellings and the street. Legal road width is around 15m and contributes to a comfortable sense of street enclosure.

¹ Townscape, Gordon Cullen (1961)



Figure 8: Donald Street (left) and Campbell Street (right) – local street contexts

Campbell Street Context

Campbell Street interfaces with the Site along its western boundary. This street presents a more consistent and symmetrical suburban street than Donald Street with respect to residential activities. The flat topography emphasises the orthogonal grid pattern and linearity of the street.

Dwelling setback pattern ranges from 3m-9m, with the majority around 5m-7m (Figure 8, right image). In some instances, garaging is located at the pavement edge. The legal road corridor is some 20m in width and results in an open street character, emphasised by the flat topography and even wider (compared to Donald Street) frontage-to-frontage widths (25m to 30m). The presence of Ben Burn Park augments the sense of spaciousness allowing longer distance views to the hills. On-site planting to front boundaries occurs and is important to create a stronger vertical presence along the street edges, counterbalancing the low level of street enclosure.

Scapa Terrace Context

Scapa Terrace is narrower than either Donald Street or Campbell Street and has a legal road width that measures some 12m with a distinct bulb that widens to 18m towards the centre. Frontage-to-frontage widths range from 12m -20m. The narrower width of the street and absence of grassed berms results in a more urban condition (compared to Donald Street and Campbell Street) that is exacerbated by some garages built to the pavement edge. Dwelling positions are regular with a generally consistent shallow 4m setback that creates a more intimate street setting. Street-to-dwelling interface is generally good, enhancing perceptions of safety.

Narrow gaps between the dwellings and the narrow street width results in views beyond the dwellings being heavily screened, though limited glimpsed views to the northern hills over the Site occur. Some of these views would have previously included the top of the former Malcolm Block (Viewpoint 6). As with Campbell and Donald Streets, linear street views enhance awareness of the Karori grid and encourage connectivity.

Scapa Terrace itself does not adjoin the Site, however twelve dwellings located along the northern side of this street create a rear boundary interface with the Site. Those dwellings are:

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

These dwellings are predominantly single storey although there are a couple of two storey buildings. The houses typically occupy much of their site and are generally constructed close to their boundaries. These properties tend to have relatively tall fences and mature vegetation along their northern boundaries. Views from private backyards towards the Site exist though these vary between properties depending on their position relative to the Proposal and ground level.

Overall streets context

Considering the local streets context described above, the different Site edges call for different design responses. A transition in scale and grain along the southern edge to relate to the Scapa Terrace houses would be appropriate, along with nuanced design responses reflecting the differences in Donald and Campbell Streets.

The Site – character, landform, vegetation

The Site itself presents a character and urban form that was and still is (in part) conditioned by the former Teachers' College (Figure 9). The remaining buildings, which are to be retained and integrated into the Proposed Village, are the Allen Ward VC Hall, the Tennant Block, and the octagonal-shaped component of the Oldershaw Music Block (Figure 10).

Given the retention of some buildings and the historic significance of the Site, it is relevant to briefly describe the former Teachers' College campus. As described in the Heritage Report by Dave Pearson², the campus included a series of purpose-built education buildings constructed in two Stages. Stage 1 to the north-eastern part of the Site, fronting onto Donald Street, and Stage 2 on the northern central part of the Site (Figure 9). The Lopdell Gardens between the former Waghorn and Panckhurst Blocks marked the 'boundary' between Stages 1 and 2. Both stages were built in the 'Brutalist' architectural style known for its use of in-situ concrete and pre-cast concrete panels.

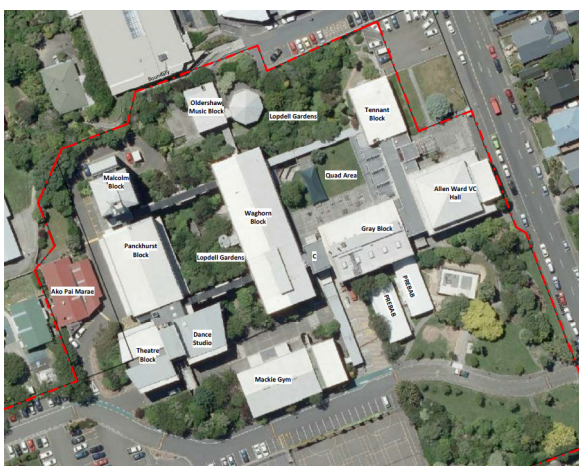


Figure 9: Former Teachers' College buildings



Former Gray & Waghorn buildings

² Heritage Technical Report, DPA Architects, 28 August 2020



Figure 10: Retained buildings shown in pink

The Site presents a relatively complex topographical situation that roughly divides into three zones (Figure 11). These include: a lower south-western area of flat-ish land that presently includes open space, tennis courts and service areas as well as the building platforms previously occupied by the Pankhurst Block and Malcolm Block (A); a steeper escarpment line, overland flow path valley and building platforms to the centre, north and lower Donald Street (B); and, to the northern Donald Street edge, a flat platform of existing buildings also including a Wellington City Council car park outside the Site.



Figure 11: Landform

Landform and elevation (as well as former building positions) clearly influenced the Proposed Village design to a significant degree. Key features of the topography and design response are:

- A highly modified Site with existing cut/fill and retaining to the centre and north-west. Proposed buildings in this area utilise existing platforms and retained areas;
- A general 10m fall across the Site from north-east down to the south-west with proposed buildings in the lower southwestern area helping to reflect this profile;
- Flattish areas to the south and south-west utilised for new apartment buildings with level interface with Campbell Street;
- Several existing areas with significant retaining utilised for servicing activities;

- Donald Street northern flat areas retained with good street-level interface. Southern areas slope down and present an opportunity for buildings that reflect this condition;

The Teachers' College campus included different types of open space and vegetation. These are described in more detail in the landscape assessment, but broadly include (all of which are currently still on the Site):

- The south-eastern corner of the Site, either side of the Donald Street entry and forming part of an overland flow path;
- Lopdell Gardens to the north of the 'Quad Area', in the north-eastern corner of the Site;
- Lopdell Gardens, in the gully between the former Waghorn and Panckhurst Blocks. The buildings were connected by elevated pedestrian bridges over the gardens below;
- The vegetation flanking the pedestrian pathway along the northern boundary of the Site; and,
- Tennis / netball courts and a grassed area to the south-western portion of the Site.

The Proposal (Character & urban form)

The Proposed Village presents a variety of buildings that range from 1 to 7 storeys (Figure 12) and a range of typologies from single-aspect apartments to dementia care and assisted living suites to mixed-use village centre buildings and repurposed structures (Tennant Block, Allen Ward VC Hall, and the Oldershaw Octagon).



Figure 12: Proposed building heights

The Proposal utilises the central portion of the Site for the taller 5-7 storey apartment and care buildings (B01A and B01B). This approach locates these larger buildings away from the Site's more sensitive edges where smaller 2-3 storey buildings are proposed. The larger buildings are also in locations that once contained the Malcolm Block (10 storeys), Panckhurst Block (4 storeys), Waghorn Block (3 storeys), Theatre Block and Studio (3 storeys) and Mackie Gym (2 storeys) as shown at Figure 13. This approach responds well to RDG matters at O1.1, G1.1, G1.6 that call for proposals to address sense of place, character patterns and height.

Due to containment of these proposed taller buildings, they will have reduced visual presence from the surrounding and adjoining streets (see Viewpoints 01, 05, 06, 14). I consider this to be a positive effect where the local street scale and character is inherently fine grain and to

be a design approach that supports RDG G1.1 "relate to established patterns ... that determine the character of the street..."

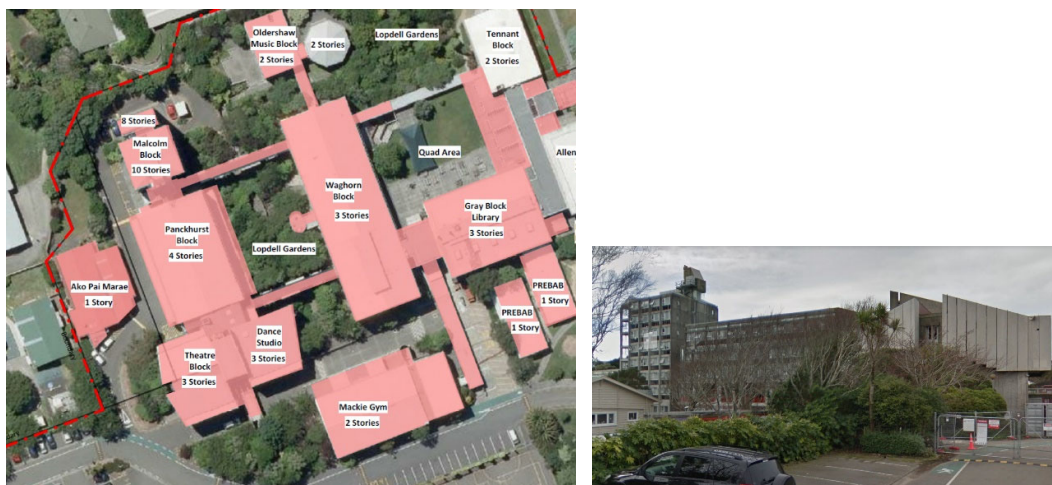


Figure 13: Former buildings to the centre of the Site

The issue of 'contrast' vs 'consistency' is a matter identified in G1.2 in the RDG. I recognise the landmark nature of the former Teachers' College campus and the ongoing heritage value of this setting provided and continues to provide contrast in the wider residential neighbourhood. The college provided a clear point of departure and reference point for the wider neighbourhood. The Proposal, while of a different nature to the former Teachers' College, does still provide a meaningful landmark for Karori that is relevant in the context of its heritage elements, adjacency to the public pool, primary school and proximity to the centre of Karori. All of which consolidate the location as a point of difference for the area and justify a degree of contrast (rather than requiring consistency) in relation to G1.2.

The following sections provide an assessment of character and urban form in relation to the relevant receiving environments.

Karori Road

Viewpoint 13 indicates the northern end of Building B01B is visible from Karori Road across the playing fields of Karori Normal School, though recent vegetation growth now partly obscures views from the street. The setback distance of some 180m from Karori Road, the intervening playground and Kaori Pool, the context of larger school buildings and the general containment of Building B01B within the Wrights Hill ridgeline result in the Proposed Village having a relatively benign or recessive impact on the Karori Road environment that I consider to be acceptable.

221A Karori Road

This property is to the immediate west of Karori Pool. The ground level of this property is lower than the level of both Building B01B and the public pathway. The separation distance between Building B01B and the lot boundary of 221A Karori Road is circa 25m and existing mature vegetation provides screening. The south façade of this dwelling includes frosted windows and a high-level strip window only and its outdoor living is oriented to the north away from the Site. For these reasons, I consider that any visual dominance effects on this property will be less than minor.

221B Karori Road

This property is located 30m+ from the closest parts of Building B01B. The dwelling is oriented to the north away from the Site and screened by existing, relatively dense vegetation

in the triangular plot of land bordered by this property, the RSA hall and the Site. For these reasons, I consider that any visual dominance effects on this property will be less than minor.

Lewer Street

Lewer Street (Viewpoint 11, Figure 14) is the local street view that will be most changed by the proposed Building B01B.



Figure 14: Viewpoint 11 (2018 and Proposed)

A new backdrop will be established by Building B01B behind existing houses (e.g. 25 Campbell Street) with a pronounced skyline. I understand this backdrop has been designed to be similar in some respects but an improvement to the former Malcom and Pankhurst Blocks in so far as a residential design language is provided. I have considered the effects of the new buildings as a whole. A juxtaposition in scale between the foreground and Proposed Village will occur due to the height of the proposed Building B01B combined with the large mass of the building. The urban design and character outcome is one of contrast (G1.2) with the surrounding suburban setting. I consider users of the street will experience minor adverse visual dominance and character effects, taking on board the following factors:

- The notion of 'contrast' as defined in the RDG, reflecting the landmark nature of the former Teacher's College campus and the role of the Proposed Village;
- The setback distance between Lewer Street and Building B01B being 125m-280m;
- The transitory nature of the views when moving along Lewer street; and,
- The residential use and design of Building B01B.

More distant viewing points

Buildings B01A and B01B are visible from further afield, namely from Ben Burn Park and Wrights Hill, as shown in Viewpoints 07 and 08.

In my opinion, any visual impact on the view from Wrights Hill will be minimal given the long viewing distance, the transitory nature of the viewing position and wide scope of the view in which the Proposed Village forms only a part.

The view from Ben Burn Park indicates greater visual prominence of the Proposed Village and the overall outcome of the Proposed Village is of a more urban place. A juxtaposition occurs between the larger horizontal forms of Building B01B (with glimpses of B01A) and the foreground of finer grain suburban housing. However, I consider the design approach that breaks Building B01B into smaller visual units, particularly reducing the emphasis at the top levels, is successful in easing this relationship. I also note that the Proposed Village sits generally within the distant backdrop of hills, thereby assisting it to integrate with its context. Overall, the view from Ben Burn Park is the most significant of the longer-range views (given the public importance of the park, user occupation, and availability of views from multiple points in the park). From this location, the Proposed Village design will be clearly in view above the foreground of existing dwellings, however the notion of 'contrast' as identified at G1.2 of the RDG can be applied and I consider any adverse effects to be minor.

Donald Street

The Proposed Village will introduce new Building B07 at the Site frontage along Donald Street. Building B07 is aligned with the street with a setback of 4.5m-6m similar to local patterns. This building will be located on the more steeply sloping part of this street, south of the retained Allen Ward VC Hall and Tennant Block buildings. A publicly accessible pocket park will be provided adjacent to Building B07 that retains some of the existing planting and the general location of existing open green space, supporting RDG G1.4 "Retaining mature vegetation helps to maintain local character and integrate development into the neighbourhood..."

RGD guidelines G1.1 and G1.3 invite proposals to respond to neighbourhood character and landform. In this respect, the foregoing analysis identified a number of unique characteristics of the Donald Street setting that inform the assessment of effects on this receiving environment.



Figure 15: Proposed Building B07 in the foreground with Building B06 in the background – general stepping up Donald Street to the Allen Ward VC Hall

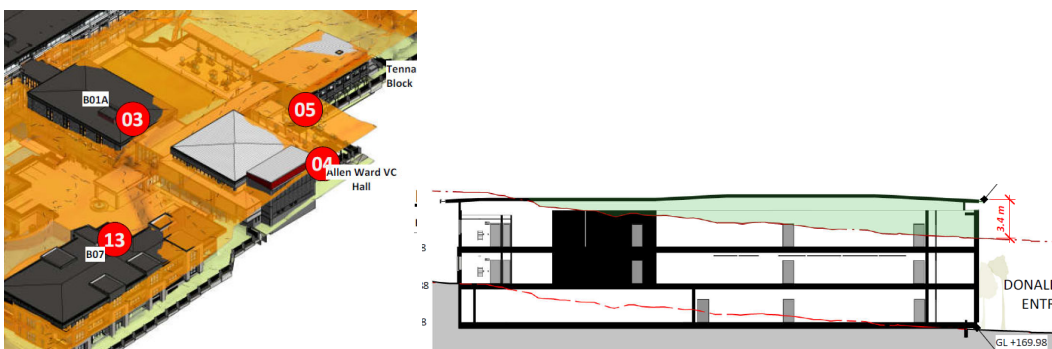


Figure 16: Proposed Building B07 height exceedance and Allen Ward VC Hall

Part of the 3 storey portion of Building B07 exceeds the 8m height standard by a maximum of 3.4m at the southern end of the building (Figure 16). The retained Allen Ward VC Hall exceeds the height standard by 1.53m and provides a context of increased height along Donald Street while the location and form of the Hall emphasises its prominence. In my opinion Building B07 provides an appropriate transition in form and type from the Allen Ward VC Hall to the existing suburban context as the proposed forms of Buildings B07 and B06 (in the background) appear to step down Donald Street to the south. No Building Recession Plane (BRP) standard applies to the street frontage.

Building B07 will be clearly part of the wider retirement village, deploying consistent materials, forms and apartment typologies. However, the design has been sensitised to relate to the Donald Street context (consistent with the RDG) in the following ways:

- Frontage orientated to and aligned with the street consistent with the Karori and Donald Street grid (G1.1, G1.10);
- Subdivision of the façade into vertical components that relate visually to the coordinated module panels of the Allen Ward VC Hall frontage (G1.12);
- Use of fatter façade elements and eave fascia that relate visually to the Allen Ward Hall roof (G1.11, G1.12);
- Stepping of façade frames to articulate bulk (G1.7), to convey a response to the sloping topography of the street and to reflect the stepping of existing dwellings;
- 3 storey height that is within the acceptable '1 storey' juxtaposition (G1.6);
- Modulation and subdivision of the street-facing façade into smaller units that relate to the size and scale of existing dwellings facing the Site along the street (G1.12);
- Articulated southern end façade to B07 that acknowledges the public pocket park; and,
- Typical residential low fenced boundary and vegetated front yards.

I therefore consider Building B07 to provide an appropriate and positive streetscape response that acknowledges and respects the character of Donald Street. Establishing a clear and consistent street edge with a ground level open space planted setback will create an attractive outcome that assists with integration of the Proposed Village into the existing residential environment.



Figure 17: Proposed entry and repurposed buildings along Donald Street (Viewpoint 02)

Further north along Donald Street, the changes brought about by the Proposed Village will be less obvious (Figure 17). The dominant (heritage) elements of the Tennant Block and Allen Ward VC Hall are retained, while a pedestrian street entry connects directly to the street, reflecting the former Teachers' College entry position. The general impression when comparing Viewpoint 02 Proposed vs Existing is of superficial change.

The visual dominance of the retained heritage building (Allen Ward VC Hall) forms part of the existing environment and is a distinctive landmark at the crest of Donald Street. The bulky Allen Ward VC Hall provides a context of increased scale that influences the design response for Building B07 as that building mediates between the Hall and finer grain housing in the surrounding environment (i.e. the juxtaposition created by the Hall will be less marked once Building B07 is established).

Existing dwellings opposite the Site are separated by Donald Street and I note that frontage-to-frontage setback distances range from 21m-29m with various amounts of intervening planting. Some of these dwellings are set up (as well as back) from the

street. The outlook for those dwellings opposite Building B07 along the eastern side of Donald Street (33, 35, 37, 39) will change, while the outlook for those dwellings that more directly face the retained heritage buildings (23, 25, 27, 29, 31) will remain largely unchanged. The change in outlook for 33, 35, 37, and 39 Donald Street will be from a foreground view onto open green space converting to a 3 storey apartment type residential frontage. Given the residential zoning of the Site, it is not unreasonable to expect a residential development to emerge on what was previously undeveloped land. When considered in light of the street space buffer, and for the reasons identified earlier with regard to contextual fit and transitioning the relationship with the Allen Ward VC Hall, I consider any visual dominance effects to be acceptable.

Overall, I support the Proposed Village as it relates to the character of Donald Street and consider any visual dominance effects on Donald Street properties to be acceptable.

Campbell Street

The foregoing analysis identified the key characteristics of the Campbell Street setting that inform the assessment of effects on this receiving environment.

The Proposed Village will introduce Building B02 along the Site’s frontage with Campbell Street (Figure 18), with the new building occupying an area that was formerly grassed play space. The Proposed Village will therefore change the visual character of this part of Campbell Street, providing a continuous residential edge. Building B02 is some 70m in length and 3 storeys tall stepping down to 2 storeys at either end.



Figure 18: Proposed Building B02 along Campbell Street

The 3 storey portion of Building B02 exceeds the 8m height standard by a maximum of 2.67m (Figure 19). No Building Recession Plane standard applies to the street frontage.

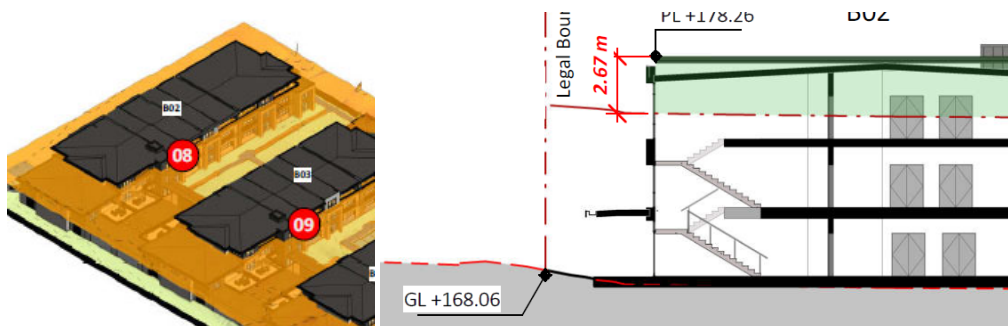


Figure 19: Proposed Height exceedance

The urban design challenge presented by locating an apartment building in this location is principally about relationship to context. The Campbell Street context is of a conventional suburban pattern, fine grained, individually expressed dwellings with 9-15m built frontage widths and of 1-2 storeys.

The District Plan requires new development to “*acknowledge and respect the character of the area in which they are located*” (Policy 4.2.3.1). At the same time, the District Plan enables residential intensification (Policy 4.2.15) and in particular identifies large sites (such as this one) as ‘windfall sites’ that can provide “*significant opportunities for intensification*” without “*lead[ing] to a loss of existing residential character*”. The District Plan therefore seeks an appropriate balance that recognises the need to optimise the potential of the Site whilst achieving an acceptable contextual fit.

With this in mind, I consider the Building B02 design solution respects the existing character of its context (consistent with the RDG) as it:

- Subdivides the overall form of the building into groups as shown in Figure 18. This macro-scale subdivision helps to visually reduce the building’s overall length and mass (G1.7, G1.12);
- Steps in height from 3 to 2 storeys at either end creating more compatible outcomes at the interface with existing 1-2 storey houses and assisting with the visual grouping noted above (G1.1, G1.6);
- Establishes a 2 storey height datum using a series of frames with a more visually recessive top (3rd) level, thereby promoting relational qualities with the 1-2 storey suburban context (G1.11);
- Presents a 3 storey central portion that sits comfortably in the context of the 20m wide legal road (with frontage-to-frontage width of 25-30m) (Figure 20). This height provides a height-to-width ratio of 1:2.3 to 1:2.8 that aligns with published guidance that states 1:2 to 1:2.5 is a desirable range to provide comfortable street enclosure allowing balanced views of both façade and sky. A ratio of 1:4 provides weak enclosure whereas 1:1 creates a strong urban condition (O1.1, G1.1);
- Utilises deep eaves, balconies, domestic window/door fenestration and projecting roof elements that offer identifiable residential qualities (G1.12);
- Adopts a fine roof fascia with subtle expression of skyline through balcony-roof elements and projecting frames. This approach avoids a busy and potentially more dominant ‘top’ to the building (G1.7);
- Creates a high level of façade modulation through the projection and recession of sub-forms. This approach avoids large flat facades that would otherwise lead to visual dominance. High levels of modulation and articulation through window and balcony fenestration helps to visually reduce the building mass into smaller units (G1.12);
- Identifies individual units within the apartment building with frontages and entrances at ground level directly onto Campbell Street with front gardens, reflecting individual properties elsewhere along the street (G1.1);
- Establishes a frontage setback of 6m similar to the existing setback patterns of 5m-7m found elsewhere along the street (G1.9);
- Provides a typical residential low fenced boundary and vegetated front yards;
- Provides a building alignment orientated to and aligned with the street consistent with the Karori and Campbell Street grid (G1.10);

- Minimises the presence of vehicles and car parking to a single vehicular crossing.

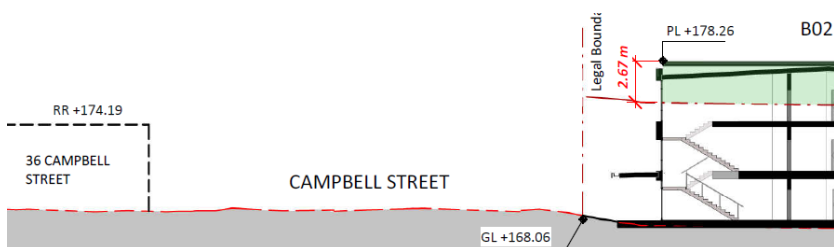


Figure 20: Campbell Street cross section showing wide (25-30m) street condition relative to Proposed Building B02 and existing Campbell Street dwellings

Overall, I consider the Proposed Village presents an appropriate visual character outcome as it relates to the Campbell Street context. The 2.67m height exceedance of the central portion of Building B02 is comfortably absorbed within the street given the wide frontage-to-frontage widths. The mass and scale of the building, though significantly larger than other dwellings along the street, is moderated by the design techniques previously listed that establish relational qualities between the Proposed Village and its character context and will ensure the Proposed Village acknowledges and respects the character of its context.

For the same reasons, the compatibility of the Proposed Village with the surrounding development patterns has addressed potential amenity impacts. I consider any visual dominance effects on the Campbell Street properties with direct frontages to the street will be acceptable (less than minor) and the Proposed Village will maintain reasonable levels of residential amenity.

There are several Campbell Street rear-lot properties that are located closer to the Site. These are numbers 33A, 27A, 29 and 49 Campbell Street. Number 49 is assessed below under the Scapa Terrace group of dwellings.

Number 29 Campbell Street (Karori Kids) directly adjoins the Site. Proposed Building B01B will introduce a change to the outlook and visual character of its setting. Building B01B is a 7 storey building located some 23m-24.5m away from the common boundary with the Karori Kids property.



Figure 21: 29 Campbell Street, east boundary with the Site

On the southern part of the eastern boundary, existing planting will combine with proposed planting (12 x conical coniferous trees that will grow to 3m height) to provide reasonable screening. The planting coupled with the 23m setback will mitigate visual dominance impacts to an appropriate level.

The northern portion of the eastern boundary is more exposed (Figure 21). However, proposed planting in this area includes 3 x Titoki trees (7m height / 4m spread) that will provide reasonable screening of Building B01B from the Karori Kids building and its

northern open space once mature. I consider that minor adverse visual dominance effects will occur that will reduce to less than minor once planting has matured.

Number 33A is a 2 storey private dwelling and shares its southern boundary with the Site. The south façade does not include window fenestration at upper level. Any visual connection with the Site will be from the primary open space to the east of the dwelling. Building B03 sits opposite this open space area, is comprised of a 2 storey form and is setback 4.1m from the boundary. The general 2-storey relationship is acceptable, however the northern end of Building B03 is wider than a typical suburban dwelling and therefore has the potential to create visual dominance impacts. Proposed planting along the north face of Building B03 includes four 6m tall 'Upright Maidenhair Tree' with 2.5m spread and eight 'White Cedar' 5m tall coniferous trees that will effectively interrupt the impression of building width and soften this outlook. Overall, I consider the Proposed Village will create minor adverse visual dominance effects on 33A that will reduce to less than minor once planting has matured.

Number 27A Campbell Street is occupied by the RSA Hall, with a non-residential function contained within a utilitarian shed-type structure with minimal windows (Figure 22). Indoor-outdoor relationship does not occur or is very minimal. Given the building's use and façade arrangement, I do not consider visual dominance impacts to be likely to arise and consider any visual dominance effects of the Proposed Village on this property to be less than minor.



Figure 22: RSA Hall facing the Site

Scapa Terrace

The character of Scapa Terrace has been previously analysed as a more intimate street setting than Campbell Street or Donald Street. Scapa Terrace has a high level of visual containment that, as a result, generally screens views beyond the dwellings. Principal views are linear (east-west) along the street with oblique glimpsed views north and south. Dwellings are detached types, mostly single storey and sit close to their boundaries.

Views from the street north towards the Site and beyond will be intermittently affected by the Proposed Village (Viewpoints 06, 14, 15). Where this occurs, longer distance views either towards the northern skyline ridge or open space are replaced with views onto the upper levels of Buildings B01B and B02-B06. While there is a change to these views as a result of the Proposed Village, I am also mindful of the limited occasions on which these views occur. Further, the location of the taller Building B01B further away from the Scapa Terrace properties helps reduce its impact. Overall, I consider the Proposed Village will acknowledge and respect the overriding visual character of Scapa Terrace.

(G1.6) Along the southern boundary of the Site, the Proposed Village presents 2 storey forms that offer a compatible and compliant height relationship to the adjoining Scapa Terrace dwellings (Figure 23). This directly supports RDG guideline G1.6 that seeks compatible height relationships. This 2 storey interface with surrounding suburban typologies, along with the recession plane compliance, helps reduce bulk and dominance

outcomes for existing properties and transitions the scale of the taller proposed buildings into the Scapa Terrace setting.

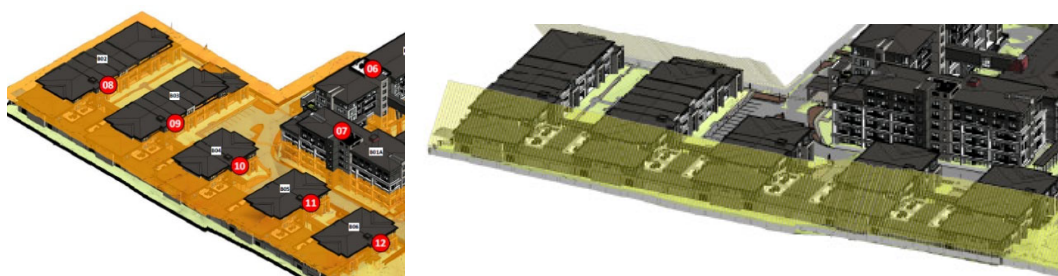


Figure 23: Proposed height and recession plane compliance at the southern boundary

A building's overall 3-dimensional form as well as its modulation and articulation need to be considered together when assessing the visual impacts of the bulk of a proposal. Importantly, scale must also be addressed. Scale is a relative measure. It is primarily the relationship between proposed Buildings B02-B06 and the Scapa Terrace properties that determines the visual dominance impacts on those properties. It is usual to refer to buildings being 'in scale' or 'out of scale'.

Buildings B02-B06 have been configured to read as individual buildings at 1st floor and above, though the ground level is a connected undercroft style garage structure. These 'individual buildings' are oriented N-S to align their narrower south elevations with the Scapa Terrace property boundaries. The south elevations measure 18.9m in length and are wider than, but not out-of-scale with, the adjoining houses that present rear facades ranging from 11m-20m in length towards the Site. Overall I consider the Proposal aligns with the outcomes sought under RDG G1.7 that asks proposals to relate to existing patterns of building dimensions and spacing.

Figure 24 below provides a useful visualisation of the view of the Proposed Village from the rear of 24 Scapa Terrace. In this view, the boundary fencing and planting will provide partial screening of the ground level garage structure with the upper-level ends of Buildings B02 and B03 more visible. The image indicates the outline of proposed tree planting, shown as a transparent fill.

The extent of visual dominance impacts is influenced by the relative ground levels, by existing and proposed planting, by the setback distance and by whether neighbouring properties are located in a gap between the buildings or directly adjacent to a 2 storey building south elevation.

The top level of Buildings B02-B06 (ground+2) sit 16.5m away from the boundary with Scapa Terrace properties, with the back-to-back separation at the top level ranging from 23m-29m. This degree of horizontal separation (between the 3rd level and the rear of 16-22 Scapa Terrace) will adequately mitigate the visual dominance of the over-height parts of B02-B06.

In some instances, the ground level of proposed buildings sits below neighbouring properties (Figure 26) and in these locations proposed planting will further reduce visual dominance. This occurs at Buildings B05 and B06 opposite 8, 10, 12 and 14 Scapa Terrace. Again, Buildings B02 and B03 sit below 24 Scapa Terrace and 49 Campbell Street. I consider visual dominance effects on those properties will therefore be less than minor.

Buildings B03 and B04 have similar ground levels to 16-22 Scapa Terrace. Therefore, the properties 16-22 Scapa Terrace are more likely to experience adverse visual

dominance effects (Figure 25). Although 16 Scapa Terrace is located adjacent to the gap between Buildings B04/B05 that will help mitigate effects, the presence of the continuous, bulky ground level garage with limited articulation creates an out-of-scale condition and conflicts with RDG G1.7. In these locations (between Buildings B03 and B05) I understand stormwater management requirements along the boundary prevents tall tree planting that would otherwise help to mitigate effects. Accordingly, I assess the visual dominance impacts on 16-22 Scapa Terrace to be minor adverse.



Figure 24: View from the rear of 24 Scapa Terrace looking north towards the Site

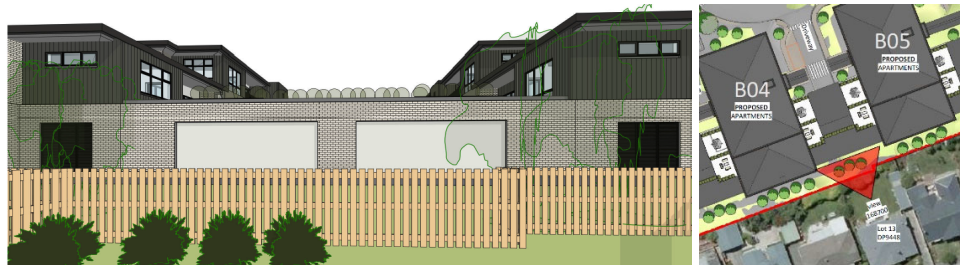


Figure 25: View from the rear of 16 Scapa Terrace looking north towards the Site

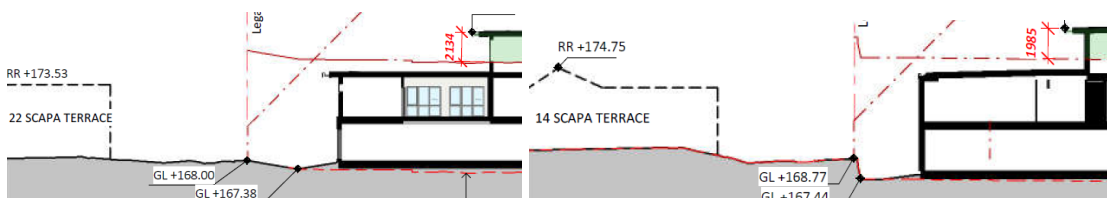


Figure 26: Cross sections through 22 (left) and 14 (right) Scapa Terrace

The property at 49 Campbell Street shares a common boundary with the Site adjacent to Building B02 and is part of the rear line of Scapa Terrace houses. This house is 2 storeys and includes upper-level windows oriented towards the Site (Figure 27). Notwithstanding the lower proposed site level at this location, the northern outlook for this property will be onto the 1st floor of Building B02 with the 2nd floor (top level) also likely to be in view. In a similar manner, 24 Scapa Terrace includes an upper level that presents windows looking north over the Site (Figure 27). This upper-level view will be onto the 1st level corner of Building B03 and channelled between Buildings B02 and B03.



Figure 27: Cross section through 49 Campbell Street and photo of north elevations of 49 Campbell Street and 24 Scapa Terrace.

As 2 storey dwellings, both 49 Campbell Street and 24 Scapa Terrace will experience a significant change to their northern upper-level outlook. I have been unable to view floor plans for these dwellings, however I assume the ground level to contain primary living areas and upper levels to contain bedrooms. Their upper level outlook will change from an open grassed area to the Proposed Village. The bulk and scale of Buildings B02 and B03 will be greater than that which generally occurs in the surrounding area. However, the recognition of this Site as a windfall site means the District Plan anticipates some degree of departure from conventional suburban outcomes and a higher level of development density on the Site. I therefore consider adverse visual dominance effects will be minor.

The two eastern-most Scapa Terrace properties adjoining the Site (6 Scapa Terrace and 42 Donald Street) will continue to adjoin open space on the Site and will experience a predominantly planted northern backdrop. Proposed Building B07 (3 storeys) is located some 34m away from the boundary of the closest property (42 Donald Street) with intervening planting and a pocket park. I therefore consider the bulk and dominance effects on these two properties to be acceptable and less than minor.

Conclusions: Character and Urban Form

- The Site is to be considered in light of the 'windfall sites' policy and, to a degree, acknowledging the former Teachers' College structures. It is therefore not unreasonable to anticipate a greater intensity of development on the Site beyond the ORA standards set out in the District Plan and the change in character this will bring. However, the District Plan seeks an appropriate balance that recognises the need to optimise the potential of such sites whilst achieving an acceptable contextual fit.
- The relevant context includes both residential and non-residential character types and three key streets with differing characteristics adjoin the Site (Campbell Street, Donald Street and Scapa Terrace).
- The proposal deploys the greater 5-7 storey height and bulk to the central parts of the site away from more sensitive edges and is generally consistent with the bulk and height of the former Teachers' College. Existing landform – platforms and retained areas are utilised minimising earthworks.
- Proposed heights achieve compatible street interfaces (2-3 storeys), stepping to 2 storeys at the residential boundaries including the southern Scapa Terrace property edge. I consider these to be appropriate height relationships.
- Twelve properties 'back onto' the southern edge of the Site, primarily from Scapa Terrace. These fall into groups with different ground levels, planting and height relationships to the Proposed Village. These will experience less than minor or minor adverse bulk and dominance effects.
- The principal 'public faces' of the Proposed Village are onto Campbell Street and Donald Street while some longer distance views occur. The Proposed Village presents a nuanced design approach relative to each street's unique conditions to create appropriate character outcomes through relational qualities of form and façade. Properties along Donald and Campbell Streets will be presented with less than minor visual dominance outcomes.

3.2 Urban Structure and Site Planning

Context and analysis of existing conditions

The context for the Site is shaped by the very clear Karori grid (Figure 25). Karori Road establishes a spine through the area and runs on a WSW-ENE alignment, influencing the overall grid configuration for surrounding streets, including Donald and Campbell Streets that adjoin the Site. The prevailing pattern is of relatively walkable block depths (80-100m providing back-to-back lots) though block lengths are longer (ranging from 200-400m). The parent block for the Site measures some 360mx240m and is the largest single block within this central area of Karori. This coarse grain reflects the historic pattern of educational and community functions contained within the Site. WSW-ENE links through the 'parent block' are limited, resulting in low levels of permeability for pedestrians between Donald and Campbell Streets. RDG 02.2 invites consideration of street amenity and safety that is directly related to block patterns and permeability.

Karori Road, Donald and Campbell Streets provide good strategic connections for both vehicles and pedestrians accessing the Site. These link to Karori Town Centre and Marsden Village and excellent bus routes along Karori Road offer links into the city centre.

Campbell and Donald Streets present the most visible opportunities for any future development of the Site to relate to the Karori grid. Future buildings on the Site should align with these streets to promote integration between the Site and its context and enhance site-wide and local area legibility.

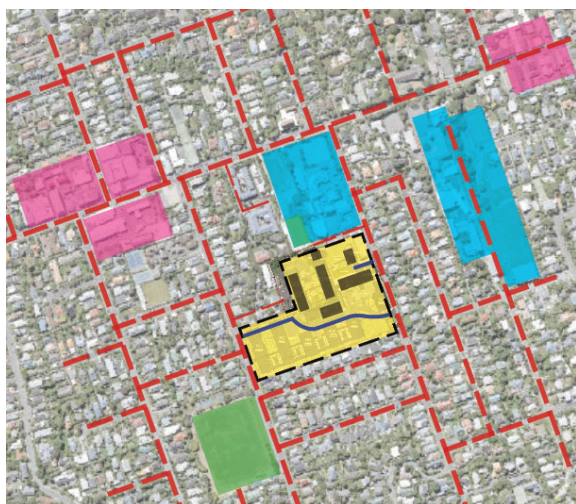


Figure 28: Wider context – existing urban structure (Site shown in yellow)

The Site is well located with respect to local centre services (Figure 29). Karori Town Centre and Marsden Village are both within a 5 – 6 minute walk and offer a wide range of supermarket and convenience shopping as well as café, restaurant and community facilities. Two churches (St Mary's and St Ninian's) are nearby while Karori Pool adjoins the Site to the north. This is a covered facility with a range of pools and health programmes. Ben Burn Park sits diagonally opposite the Site's Campbell Street frontage while Wrights Hill and Johnstons Hill Reserves provide attractive recreational trails further afield.



Figure 29: Local centres accessibility

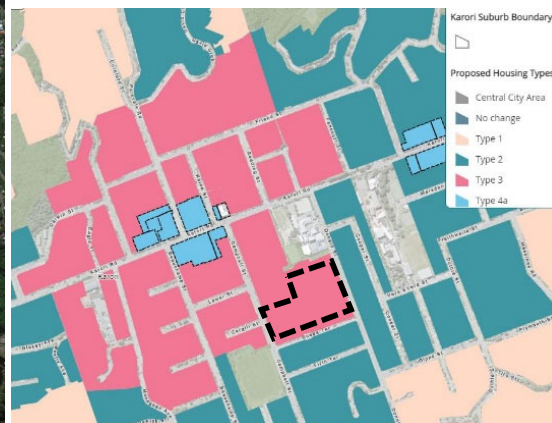


Figure 30: Wellington Draft Spatial Plan

Overall, the availability and quality of amenities point to clear opportunities for higher density residential outcomes on the Site. This is supported by the general direction of Wellington’s Draft Spatial Plan (Figure 30), recommending a walkable catchment of medium density housing around Karori Town Centre that includes intensification on the Site.

The former Teachers’ College presents a regular grid structure (Figure 31) aligned with the wider Karori grid. A clear rhythm of buildings and open spaces could be observed. The majority of the Site along the southern boundary was (and still is) comprised of open space with a single E-W vehicle connection that interacts at several moments with the grid, notably at connections with Donald and Campbell Streets.



Figure 31: Teachers’ College site structure (red=built alignments; blue=open space/street)

The Proposal

The Proposed Village structure aligns closely with the patterns of historic Site development and access, general spatial arrangements and the wider contextual Karori grid. Of immediate note is:

- the continuation of the Karori grid across the Site (Figures 32, 34);

- the similarity of street connections between the former Teachers’ College campus and the Proposed Village (Figures 28 and 32);
- the retention of the Tennant Block, Allen Ward VC Hall and part of the Oldershaw Block;
- the massing and alignment of buildings around the central portion of the Site; and,
- the similarity of the rhythms of built and open space.



Figure 32: Proposed access structure and arrival points

The Proposal responds well to RDG O2.1 by providing clarity over sense of address and wayfinding by establishing three site-wide arrival points (Figure 33). Public access is invited at these three main points through obvious entry design features and building’s that accent or emphasise entry and street design cues. The design language of each entry is shown in the images below. The Donald Street entrances work well while I note the intention on Ryman drawing A0_20 to provide the Campbell Street entry with appropriate signage and landscape design to signal the site-wide role of this access point. I am satisfied this will be achieved.



a) Donald Street main pedestrian entry



b) Donald Street primary vehicle entry



c) Campbell Street pedestrian entry

Figure 33 a,b,c: Three site-wide entry points

Figure 34 below describes the extension of the Karori and former Teachers' College grids across the Site through the Proposed Village layout. The black dashed lines represent former alignments and it is notable that a significant number of these have been retained in the Proposed Village layout. The extension of the wider Karori grid across the Site is positive and is a key technique that helps integrate the proposal into its context.

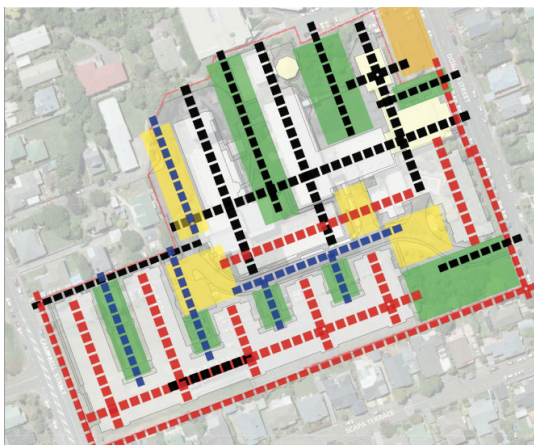


Figure 34: Proposed Site structure (black lines represent retained alignments)

The retention of parts of the former Teachers' College (buildings, open space features, access and landform) allows the Proposed Village to retain meaningful links with the past and introduce new buildings into an existing pattern that is consistent with existing retained buildings. It is therefore sensible that a principal pedestrian entrance is proposed to occur along Donald Street, directly reflecting the former Teachers' College main entry (Figure 35) adjoining the Allen Ward VC Hall.



Figure 35: Former Teachers' College Donald Street entry

(O2.1, G2.1) A primary structure for the Proposed Village is generated around the existing buildings and former building platforms, expanding on the underlying grid alignments across the Site. This achieves clear and confident street-fronting conditions (notation 'A' on Figure 36), an internal street (notation 'B'), and three access points (notation 'C'). The simplicity of this site arrangement helps convey a legible outcome for what is otherwise a complex and relatively intensely developed Site. I consider this approach supports RDG O2.1 and G2.1 that call for integrated and coherent site planning.

Safety and street amenity as defined at RDG O2.2 is supported by the proposed internal accessway system that provides for controlled pedestrian access between Donald Street and Campbell Street, supporting connections with Karori Town Centre. Along with the northern

boundary walkway, a good level of amenity for existing residents across the wider area is maintained.

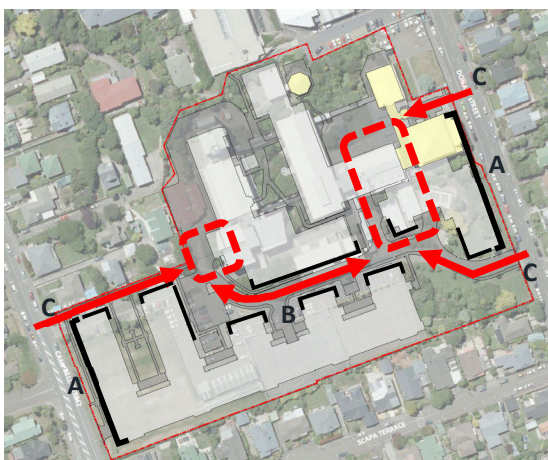


Figure 36: The proposed plan provides a clear sense of arrival

The proposed internal accessway is generally free from car parking, except adjacent to Building B03 and vehicle dominance is minimised through the Site, supporting RDG G2.9. However, I consider that there are two key locations where the dominance of vehicles may conflict with the need for quality pedestrian environments. These are the Building B01B entry and the Building B01A entry as can be seen in the images below (Figure 37).



Figure 37: Building B01B and B01A entry points

The two pedestrian entry areas labelled 'A' and 'B' (Figure 38) are areas where open space design including street surface quality is important. Vehicle dominance has been reduced and pedestrian amenity prioritised as shown in the Indicative Landscape Plan by Sullivan + Wall.

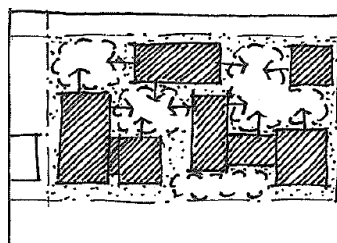


Figure 38: The proposed pattern of open spaces

RDG G2.2 Positive open spaces

I consider the Proposal to support of RDG G2.2 through the sequence of courtyards created between buildings (Figure 38). Many of these are linked visually and physically to internal accessways providing for outlook beyond the space and contributing to amenity of both the street and the space. The following paragraphs consider these courtyards in more detail.

Courtyards between B02-B06

Each courtyard is fronted onto (overlooked) by adjoining apartments to the west and east, supporting the desire for active edges under RDG G2.4. However the back wall of each courtyard is formed by the garage with ventilation grilles. The landscape plan by Sullivan + Wall indicates a high level of planting including evergreen trees and “*densely planted shrubs and perennials*” that will soften the impact of this wall and achieve a good level of amenity. An example of this type of planting is shown below at Figure 39.



Figure 39: 6 year old planting at Edmund Hillary Retirement Village (Sullivan + Wall)

Courtyards between B01A and B01B

The open space between Buildings B01A and B01B is part of the Lopdell Gardens. The western edge of these gardens is defined by the east façade of Building B01B and includes a half-level plinth of car parking wall and ventilation (Figure 40) with dwelling units above. The eastern edge of the gardens is defined by the west façade of B01A that includes some 3.5m of car parking wall and ventilation. The lower height western edge will result in an acceptable outcome. The eastern edge has been addressed using: 1) earth mounding to reduce the visible height of the wall; 2) landscape planting as indicated at Figure 39 above; and, 3) I understand from Ryman’s architectural team that interesting surface treatment to the concrete wall reflecting the former brutalist style will be provided.



Figure 40: Facades of B01B (top) and B01A (bottom) facing Lopdell Gardens

The Lopdell Gardens to the NE portion of the Site (within the ‘quad’ created by B01A will retain the setting of the existing Tennant Block and Oldershaw Octagon. The proposed recreational area and bowling green will create an attractive interface with the buildings along the southern edge of the gardens. Apartments within the Tennant Block will

overlook these spaces. Overall, I consider that RDG G2.4 will be achieved for the Lopdell Gardens.

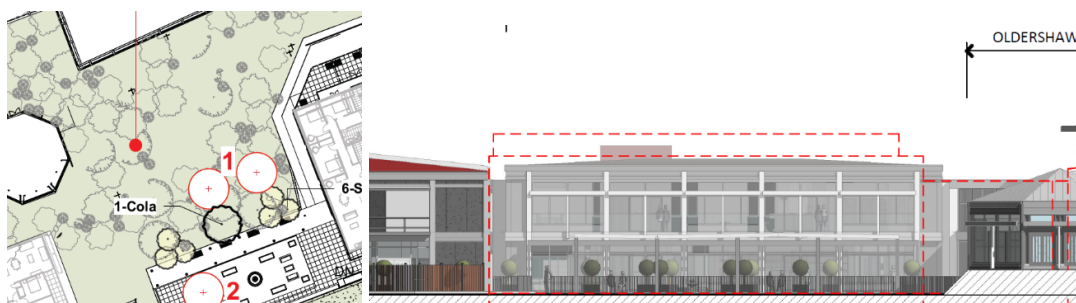


Figure 41: Northeast Lopdell Gardens area

The primary internal accessway is positively addressed by the northern facades of B03-B06 as sought by RDG G2.4. However, the level change along B01B (south façade) creates a less successful interface (Figure 42). I have reviewed the landscape plan and note good levels of tree and shrub planting along this edge that will mitigate the issues associated with the level change. Overall, the approach is consistent with the outcomes sought by G2.4 of the RDG.

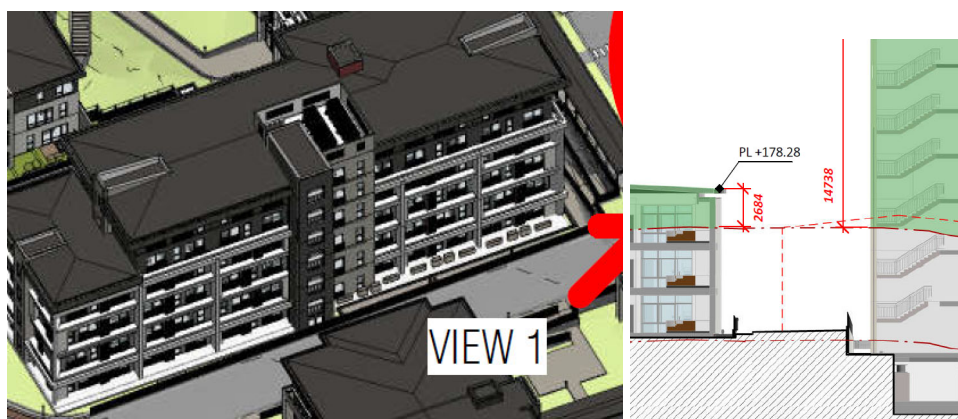


Figure 42: Interface and level change between B01B and the internal street

Multiple individual dwelling entry points and communal access will be created into Building B02, establishing independent access for ground level apartments onto Campbell Street. These links are important to reflect the finer-grained access structure elsewhere along this street supporting easy and safe pedestrian movements, as sought by RDG O2.2.

RDG G2.8 and G2.11 relate to the design and access of parking, avoiding the dominance of garage door. Three structured car parks are provided that contain parking within the Site, limiting the visible effects of parking on the street and providing internal access for those residents with limited mobility. The Campbell Street entry into a ground-level car parking structure has a relatively narrow frontage and access point incorporated into the overall façade of Building B02. The parking under Building B07 is provided from the middle of the Site. This approach relieves street frontages from large scale vehicle and service access that would not be consistent with the residential pattern of Campbell and Donald Streets. I also note that the single vehicular access onto Campbell Street replaces the existing vehicle access located towards the northern end of the site's Campbell Street frontage – in effect a like-for-like. I consider this to be a successful result as the Proposed Village frontages to Campbell and Donald Streets will present an attractive ground level of residential dwellings without the interruption of vehicle crossings and gated access.

Sunlight into living spaces is addressed later under Building Design.

Conclusions: Urban Structure and Site Planning

- The Site is well-suited for residential intensification, being close to local amenities, of a large size and located within a large parent block that can accommodate significant development.
- The Proposed Village overall responds appropriately to the prevailing Karori grid, establishing integration and legibility with the context.
- The proposed site-wide structure is heavily influenced by the former Teachers' College layout and creates relevant and memorable links with the past.
- The proposed internal accessway maintains (controlled) E-W permeability for the area and in conjunction with the northern boundary walkway provides choices for pedestrian access.
- Three primary arrival points are created that ensure positive connections to surrounding streets. Individual dwelling entries on Campbell Street support a finer grain site structure.
- Containing car parking and limiting vehicle crossings provides for optimal amenity outcomes along Campbell and Donald Streets and within the Site.
- A rhythm of positive, high amenity open space courtyards between buildings will be created.
- Pedestrian amenity at key entry nodes for Buildings B01A and B01B has been addressed through changes in surface materials to accessways.

3.3 Residential Amenity Effects

Overview

This section addresses amenity effects on adjoining neighbours and other affected properties within the local area. Issues of bulk, scale and visual dominance impacts on residential neighbours have been previously considered in this report at section 3.1 (Character and Urban Form).

The District Plan requires residential amenity effects to be managed through compatible siting, scale and intensity of new residential development, and the management of multi-unit development design and layout to avoid or mitigate adverse effects on neighbouring properties to ensure all residential properties have access to reasonable levels of amenity. Guidelines G2.7 and G4.7 in the RDG recommend an assessment of shading and overlooking/privacy effects on neighbours.

In my assessment of shading effects, I have utilised the sunlight shading tables prepared by Mitchell Daysh (Appendix B) and the shading diagrams prepared by Ryman. These identify shading at mid-winter, the vernal (spring) equinox and at mid-summer.

The Appendix B tabular assessment does not take account of shade cast by hypothetical structures built to the Residential Building Standards (RBS), but does state that if this were to be taken into account then the potential shading effects from the Proposed Village at a number of adjacent properties would reduce.

The shade cast by existing or permitted fencing at the boundary or from existing mature planting has not been modelled. Were this shading to be considered, all properties would experience a degree of shading not shown in the Ryman diagrams.

The District Plan does not provide an objective standard for assessing shading effects on neighbours but the RDG does provide guidelines for sunlight to new dwellings, which provide some indication of a measure of reasonable sunlight. The RDG focuses on mid-winter shade over and above other times of the year and considers 4+ hours of sun into living areas and 3+ hours of sun onto outdoor spaces to provide acceptable levels of sun. The RDG further defines the surface area onto which sunlight needs to fall to meet those guidelines as being a “*substantial proportion*”. I consider that to be at least half the subject open space area or more. With regard to sun into internal living areas, I have used the extent of sunlight hitting the rear façade as a proxy for sun entering a space through a window.

My assessment below therefore adopts this framework to provide an initial ‘sieving’ of sunlight access and amenity effects. Where sunlight access to neighbouring properties will meet those guidelines, the amenity impact of the Proposed Village is considered acceptable. Where sunlight access to neighbouring properties will not meet those guidelines, the amenity impacts are reviewed further in relation to the following additional factors:

- Sunlight and shade conditions at the vernal equinox and at mid-summer (including the time, length and location of shading);
- Implications of shade cast by a form that complies with the RBS (acknowledging this does not create a permitted baseline, I consider this is a relevant factor to consider in determining amenity impacts);
- Shading that was experienced previously as a result of the former Teachers’ College blocks (acknowledge this is not part of the existing environment, I consider this is a relevant factor to consider in determining amenity impacts); and
- Any specific use of, or structures on, the subject area.

Scapa Terrace properties

The properties along the northern side of Scapa Terrace (6 to 24 Scapa Terrace, 42 Donald Street and 49 Campbell Street) directly adjoin the southern boundary of the Site. The amenity of these properties is considered to be the most potentially affected given their proximity to the Site and back-to-back condition with Buildings B02-B06.

It should be noted that assessments of effects on outdoor living areas rely on views from the street, the orientation of the houses, the shading diagrams and WCC Online Map data. Private properties have not been visited to confirm the location of outdoor living spaces.



Figure 43: Scapa Street properties – rear boundary condition

Overlooking / privacy effects

All of the Scapa Terrace properties include some form of private outdoor space (back garden) along the interface with the Site (Figure 43). These spaces are oriented to the north (for sun) and include boundary fencing and varying degrees of planting (Figure 44). Occasionally these rear areas also include vehicle parking (garages) at or close to the boundary. Precise information on the internal layout of the houses has not been reviewed. General observation during site visits indicates the tendency for living/kitchen/dining areas to open north onto back gardens and to face the rear boundary.

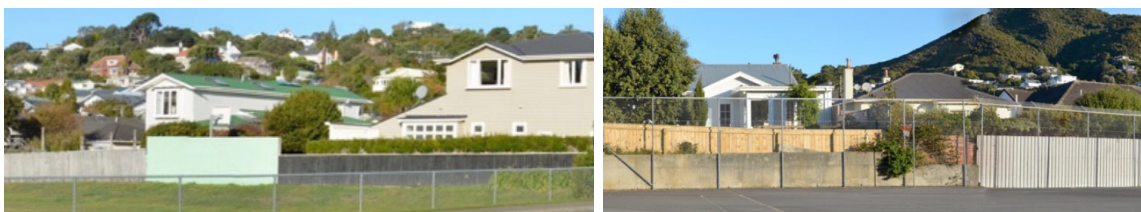


Figure 44: Scapa Terrace northern properties' rear boundary fencing (1.8-2.0m) and planting

The Proposed Village presents the southern ends of Buildings B02-B06 along this common boundary, all with generous setbacks. I note that no minimum yard requirement exists for buildings in the ORA. Buildings B02-B06 are set back 5.5m from the boundary for property numbers 16 to 24 Scapa Terrace and 49 Campbell Street; and 4.2m for the remaining properties (6 to 14 Scapa Terrace and 42 Donald Street). The building heights at the boundary are 2 storeys, with the buildings stepping up to 3 storeys with distance from the boundary. The 3 storey elements are some 15.2m to 16.5m away from the boundary. The extent of window fenestration on the south facades of Buildings B02-B06 and therefore potential for overlooking onto neighbours is shown in Figure 45. Figures 46, 47 and 48 provide a typical range of viewing conditions across the boundary.

I discuss privacy impacts on single storey neighbours first. At ground level (garage), Buildings B02-B06 have no windows and therefore no overlooking or privacy effects. At the 1st floor (ground + 1), the windows are high-level only and do not permit direct views onto Scapa Terrace properties. At the 2nd floor (ground + 2), the 15.2-16.5m setback and foreground roof of Buildings B03-B06 limits views such that they are onto the roofs of single storey neighbours. Limited views onto single storey rear facades may occur at 8, 10, 12 and 14 Scapa Terrace as shown at Figure 48. Where these views occur, I consider the 25m separation distance and intervening tree planting (existing and proposed) will effectively mitigate any adverse privacy effects such that they are less than minor. No views onto outdoor spaces from any proposed internal rooms will occur given the angle of view.

Views from the proposed outdoor 1st floor level terraces between Buildings B02-B06 will be effectively screened by 1.5m tall shrub planting as proposed in the landscape plan and also mitigate by the foreground presence of garage roof and other planting along the boundary.

For the 2 storey neighbours at 49 Campbell Street and 24 Scapa Terrace, there will also be very limited overlooking from the 2nd floor due both to the angle of view being interrupted by the foreground roof of Buildings B02/B03, the 19.5-23.5m building-to-building separation distance and planting (Figure 47). I also note the position of 49 Campbell Street's rear garden opposite the 'gap' between B02 and B03, which further reduces the potential for overlooking. Privacy effects from the ground and 1st floor will not occur for the reasons discussed above. For these properties, I consider any adverse privacy effects to be less than minor

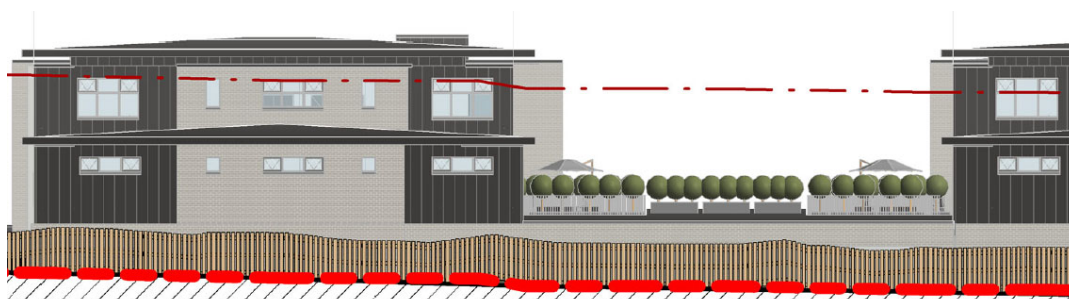


Figure 45: Typical southern elevation of Buildings B02-B06 facing Scapa Terrace neighbours

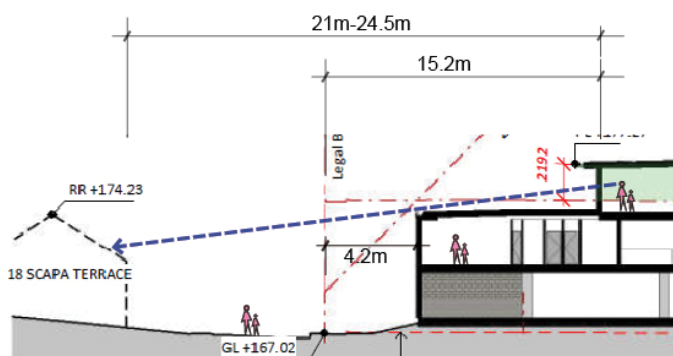


Figure 46: Viewing and separation condition at 18 Scapa Terrace

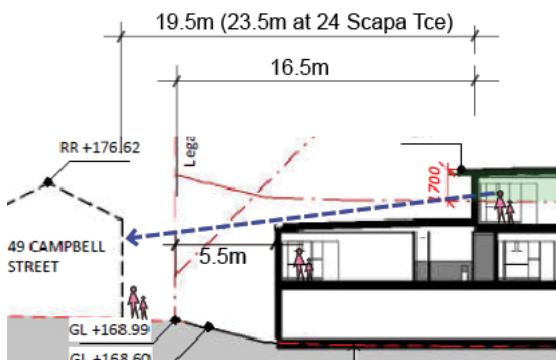


Figure 47: Viewing and separation condition at 49 Campbell Street and 24 Scapa Terrace

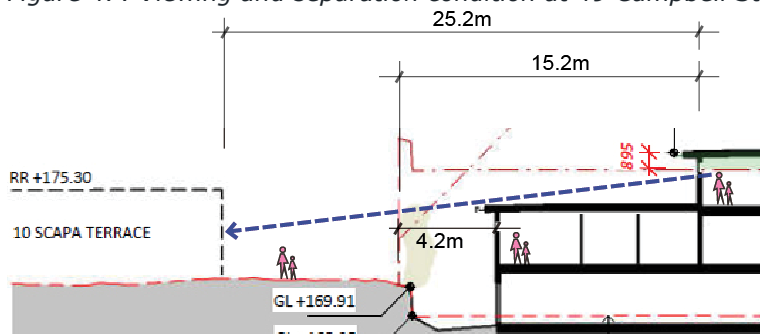


Figure 48: Viewing and separation condition at 10 Scapa Terrace

42 Donald Street is located adjacent to the proposed pocket park. No retained/repurposed or new buildings will overlook the northern boundary of 42 Donald Street in any significant or immediate way. The southern end of Building B06 is 2 storeys high and a considerable distance from 42 Donald Street so will not generate any privacy effects. Building B07 is separated some 34m from the southern Site boundary and the intervening area includes a planted pocket park and main access. These spaces will read as part of the Donald Street setting and will provide a buffer for 42

Donald Street. Building B07 will be 3 storeys high at its southern end but, given the 34m separation and planted buffer space, any adverse privacy effects on 42 Donald Street are considered to be less than minor.

Overall, and for the reasons outlined above, it is considered that any adverse overlooking and privacy effects on the Scapa Terrace properties will be less than minor.

Sunlight Shading effects

North side, numbers 6-26 Scapa Terrace and 42 Donald Street and 49 Campbell Street

No. 6: Receives 4+ hours of sun onto a substantial proportion of the primary outdoor area and rear façade at mid-winter. Partial shade onto outdoor areas occurs from 3:15 with heavy shade across open spaces and rear facade from 3:45 till sundown.

Less than Minor shading effect.

No. 8: Receives 4+ hours of sun onto a substantial proportion of the primary outdoor area and rear façade at mid-winter. A very small patch of shade appears at 10:45, increasing more substantially from 11:45 with shade over part of the rear façade from 1pm. Full shade over the open space and rear facade from 3:00 till sundown.

Less than Minor shading effect.

No. 10: Receives 4+ hours of sun onto a substantial proportion of the primary outdoor area and rear façade at mid-winter from 08:30 – 1pm. The primary outdoor area is fully shaded from 3:15. Apart from at 08:30, no part of the outdoor area is entirely free from shade for the day.

Less than Minor shading effect.

No. 12: Receives 4 hours of sun onto a substantial proportion of the primary outdoor area and rear façade at mid-winter from 10am to 2pm. Shade over more than half of the primary outdoor area occurs from 08:30 until 10am and reappears around 2pm. The primary outdoor area is only completely free from shade from 12:00 to 1pm. A rear garage exists to the northeast corner and would likely cast some shadow across the garden in the morning.

Less than Minor shading effect.

No. 14: Receives 1.5 hours of sun onto a substantial proportion of the primary outdoor area and rear façade at mid-winter between 09:15am and 10:45am. Some sunlight falls on much reduced areas of outdoor space close to the rear façade of the dwelling through to 12:45pm. Shade on the rear façade occurs from 1:45/2pm. No part of the outdoor area is entirely free from shade at any time. As the RDG guideline will not be met at this property, I have considered the amenity effects in more detail.

- At the equinox, the rear garden is generally free of shade from 08:00am until early afternoon and in fact a substantial proportion receives sun through to 4:45pm and shading on the rear façade only occurs from 5:15pm. At mid-summer, there is no shading on this property.
- A form compliant with the RBS creates greater shading than that generated by the Proposed Village throughout mid-winter and the equinox.
- Shade from former or existing Teachers' College buildings does not fall on the property.
- This property currently enjoys a high level of sunlight access, acknowledging some shade would be generated by existing fencing and planting.
- No specific use of, or structures on, the property.

Once all of these other factors are taken into account, I determine shading effects to be **Minor adverse**.

No. 16: Receives 1.5 hours of sun onto a substantial proportion of the primary outdoor area and rear façade at mid-winter between 12:45pm and 2:15pm. Some sun reaches a reduced portion of the outdoor area and rear facade at other times between 9:00am and 2:45pm. No part of the outdoor area is entirely free from shade at any time.

As the RDG guideline will not be met at this property, I have considered the amenity effects in more detail.

- At the equinox, the rear garden is generally free of shade from 08:00am until 3pm and in fact a substantial proportion receives sun through to 4:30pm with shade only affecting the rear façade from 5:30pm. At mid-summer, there is no shading on this property.
- A form compliant with the RBS creates greater shading than that generated by the Proposed Village throughout mid-winter and the equinox.
- Shade from former or existing Teachers' College buildings does not fall on the property.
- This property currently enjoys a high level of sunlight access, acknowledging some shade would be generated by existing fencing and planting.
- A shed appears to exist along the eastern side of the rear garden that would likely cast some shade on the rear garden in the morning.

Once all of these other factors are taken into account, I determine shading effects to be **Minor adverse**.

No. 18: Receives 2 hours of sun onto a substantial proportion of the primary outdoor area and rear façade at mid-winter between 10:00am and 11:45am. From 08:30-09:30am and again from 1:45pm the garden and rear facade is heavily shaded. No part of the outdoor area is entirely free from shade at any time.

As the RDG guideline will not be met at this property, I have considered the amenity effects in more detail.

- At the equinox, the rear garden is generally free of shade from 08:00am until early afternoon. By 3pm around half of the rear garden is in shade that increases through to sundown. The rear façade receives some shade from 4:45pm and is in full shade from 5:15pm. At mid-summer, there is no shading on this property.
- A form compliant with the RBS creates greater shading than that generated by the Proposed Village throughout mid-winter and the equinox.
- Shade from former or existing Teachers' College buildings does not fall on the property.
- This property currently enjoys a high level of sunlight access, acknowledging some shade would be generated by existing fencing and planting.
- No specific use of, or structures on, the property.

Once all of these other factors are taken into account, I determine shading effects to be **Minor adverse**.

No. 20: Receives 0.75 hours of sun onto a less than substantial proportion, though useable part, of the primary outdoor area at mid-winter between 09:15-09:30am and 2:15-2:45pm. At mid-winter the rear façade receives 4hrs of sun between 9am and 1pm indicating sun penetration into the dwelling conforms with the RDG guideline. At all other times, most of the garden area and parts of the rear façade are in shade. A rear garage exists to the northwest corner and would likely cast some shadow across the garden in the afternoon.

As the RDG guideline relating to outdoor living space will not be met at this property, I have considered the amenity effects in more detail.

- At the equinox, the rear garden is free of shade from 08:00am until 4:00pm with any shade during this time falling on the garage roof only. Beyond this time until sundown shade increases and by 5:00pm the rear garden is fully shaded. Shade occurs on the rear façade from 5pm. At mid-summer, there is no shading on this property.
- A form compliant with the RBS creates greater shading than that generated by the Proposed Village throughout mid-winter and the equinox.
- Shade from former or existing Teachers' College buildings do not fall on the property.
- This property currently enjoys a high level of sunlight access, acknowledging some shade would be generated by existing fencing and planting.
- A large rear garage exists to the northwest corner of the property adjoining the boundary with the Site. This would be likely to cast some shade across the rear garden.

Once all of these other factors are taken into account, I determine shading effects to be **Minor adverse**.

No. 22: Receives 3.25 hours of sun onto a substantial proportion of the primary outdoor area and rear façade at mid-winter between 09:45am - 1pm. At all other times most of the garden area and parts of the rear façade are in shade. As the RDG guideline will not be met at this property, I have considered the amenity effects in more detail.

- At the equinox, the rear garden is receives excellent sun from 08:00am until just before 3pm, with shade on the rear façade occurring from 4:30pm. during this time falling on the garage roof only. At mid-summer, there is no shading on this property.
- A form compliant with the RBS creates greater shading than that generated by the Proposed Village throughout mid-winter and the equinox.
- Shade from former or existing Teachers' College buildings do not fall on the property.
- This property currently enjoys a high level of sunlight access, acknowledging some shade would be generated by existing fencing and planting.
- No specific use of, or structures on, the property.

Once all of these other factors are taken into account, I determine shading effects to be **Minor adverse**.

No. 24: Receives 1.5 hours of sun onto a substantial proportion of the primary outdoor area and rear façade at mid-winter. Limited morning sun (9-9:15am onto patio space) with acceptable sun from 2:00-3:15pm). From 08:30-9am and 1pm-2:15 and from 3:15pm until sundown the primary rear outdoor area and rear façade is in shade to varying degrees.

As the RDG guideline relating to outdoor living space will not be met at this property, I have considered the amenity effects in more detail.

- At the equinox, the rear garden is generally free of shade from 08:00am until 4:15pm with sun on the rear façade from 5pm. At mid-summer, there is no shading on this property.
- A form compliant with the RBS creates greater shading than that generated by the Proposed Village throughout mid-winter and the equinox.
- Shade from former or existing Teachers' College buildings does not fall on the property.
- This property currently enjoys a high level of sunlight access, acknowledging some shade would be generated by existing fencing and planting.
- No specific use of, or structures on, the property.

Once all of these other factors are taken into account, I determine shading effects to be **Minor adverse**.

No. 26 (51 Campbell Street): Receives 4+ hours of sun onto a substantial proportion of the primary outdoor area and rear and side façades at mid-winter. This property is generally free from shade except from 3:15-4:30pm.

Less than Minor shading effect.

No. 49 Campbell St: Receives 4+ hours of sun onto a substantial proportion of the primary outdoor area at mid-winter (08:45-2:15). This property however receives considerable shade onto its north-facing (side) façade except for a short period in the morning (09:15 - 09:45am) though the significant ground floor windows (photo below) occur to the eastern end of the north façade and are free from shade until 11am. The east-facing (rear) façade receives 4+hours of sun and appears to be the primary façade opening onto the rear garden. Overall I consider the RDG guideline to be met.

Less than Minor shading effect.



49 Campbell Street, north facade

No. 42 Donald St: Receives 4+ hours of sun onto a substantial proportion of the primary outdoor area and rear façade at mid-winter. Partial shade occurs from 2:45 till sundown but this does not affect the primary outdoor area.

Less than Minor shading effect.

South side, Scapa Tce

These properties do not directly adjoin the Site. Several properties will experience some shading from the Proposed Village in the late afternoon from 4:00pm or 4:15pm through to 4:30pm (Nos. 5, 7, 9, 11, 13, 15, 17, 19, 21, 23). I consider this to be a short time period given the extent of sun available to these dwellings throughout the rest of the day at mid-winter.

Less than Minor shading effect.

Donald Street properties

Properties occur along the east and west sides of Donald Street in the vicinity of the Site.

Overlooking / privacy effects

Numbers 25-43 on the eastern side are opposite the Site and separated by Donald Street. Donald Street has a 15m wide legal road width south of the Allen Ward VC Hall. Frontage-to-frontage widths range from 23-29m providing acceptable separation from the Proposed Village. These properties will not experience adverse privacy effects. The only property to the western side adjoining the Site is 42 Donald Street. This property has significant separation from any proposed buildings (Building B07 is 34m away and B06 some 50m) and will include plant screening around the proposed pocket park. Overlooking will be negligible and privacy effects will be less than minor.

Sunlight Shading effects

No. 25: No shading throughout the year from the Proposed Village.

Less than Minor shading effect.

No. 27: No shading at mid-winter. No shading at mid-summer. Shading from 5:45pm at the equinox. **Less than Minor shading effect.**

No. 29: No shading at mid-winter. Mid-summer shading from 6:30pm, but this shading is from existing retained buildings only (Allen Ward VC Hall). Shading from 5:45pm at the equinox. **Less than Minor shading effect.**

No. 31: Receives 4+ hours of sun onto a substantial proportion of the primary outdoor area and facades at mid-winter. Small area of shade to the front southern corner of the property at 4:30pm at mid-winter. Mid-summer shading from 6:15pm, but this shading is from existing retained buildings only (Allen Ward VC Hall). Equinox shading from 4:15pm, but this shading is from existing retained buildings only (Allen Ward VC Hall).

Less than Minor shading effect.

No. 33: Receives 4+ hours of sun onto a substantial proportion of the primary outdoor area and facades. Some shade to the front of the property from 4:00-4:30pm at mid-winter. Mid-summer shading from 7pm from proposed Building B07. Equinox shading from 4:15pm, but this shading is from existing retained buildings only (Allen Ward VC Hall).

Less than Minor shading effect.

No. 35: Receives 4+ hours of sun onto a substantial proportion of the primary outdoor area and facades. Some shade to the front of the property from 3:15-4:00pm at mid-winter. By 4:15pm, the entire front yard is in shade and by 4:30pm half of the house is shaded. The property appears to include a primary outdoor area to the east (rear) of the dwelling that is not shaded by the Proposed Village at mid-winter though shading from existing retained buildings occurs from 5:15pm at the equinox. Mid-summer shading to the front of the property occurs from 6:45pm from proposed Building B07 and from 8pm over the rear garden. Equinox shading from 4:30pm to the front of the property, extending over the property by 5:15pm.

Less than Minor shading effect.

No. 37 (Pre-School): Receives 4+ hours of sun onto a substantial proportion of the primary outdoor area and facades at mid-winter. Shade from existing retained buildings affects the property from 3:15pm - 4:30pm at mid-winter. From 3:30pm, the front yard and front façade of the house is in shade. By 4:30pm, the majority of the property is shaded. Shade to the rear primary outdoor area

only occurs from 4:15pm at mid-winter. Mid-summer shading occurs from 6:45pm from proposed Building B07. Equinox shading occurs from 4:30pm extending over the whole property by 5:30pm.
Less than Minor shading effect.

No. 39: Receives 4+ hours of sun onto a substantial proportion of the primary outdoor area and facades. Shade extends across the property from 3:30-4:30pm at mid-winter. By 4:00pm, the majority of the rear yard is in shade. Mid-summer shading from 7pm to a small corner of the lot from proposed building B07. Equinox shading from 4:30pm extending over the property by 5:00pm.
Less than Minor shading effect.

No. 41: Receives 4+ hours of sun onto a substantial proportion of the primary outdoor area and facades at mid-winter. Shade extends across the property's front and north boundaries from 3:45pm. By 4:00pm the majority of the property is in shade. No mid-summer shading. Equinox shade touches the western lot boundary around 4:30pm, extending to the dwelling by 5:15pm.
Less than Minor shading effect.

No. 43: Receives 4+ hours of sun onto a substantial proportion of the primary outdoor area and facades at mid-winter. Shade extends across the property's front and north boundaries from 3:45pm affecting principally the garage area and vehicle crossing. By 4:15pm the whole property is in shade. No mid-summer shading. Equinox shade touches the garage frontage / vehicle accessway at 5:30pm and extends to the rest of the property by 5:45pm.
Less than Minor shading effect.

No. 45: Receives 4+ hours of sun onto a substantial proportion of the primary outdoor area and facades at mid-winter. Shade extends across the property's front and north boundaries from 3:45pm, affecting principally the garage area and vehicle crossing. By 4:15pm the whole of the property is in shade. No mid-summer shading. Equinox shade covers the majority of the property from 6pm.
Less than Minor shading effect.

No. 47: Receives 4+ hours of sun onto a substantial proportion of the primary outdoor area and facades at mid-winter. Shade extends across the property's north boundary from 4:15pm, affecting principally the northern side boundary of the lot and its upper level deck. By 4:30pm the majority of the property is in shade. No mid-summer or equinox shading.
Less than Minor shading effect.

No. 49: Receives 4+ hours of sun onto a substantial proportion of the primary outdoor area and facades at mid-winter. A limited amount of shade extends across the property's west and north boundaries at 4:30pm, affecting principally one third of the rear garden. No mid-summer or equinox shading.
Less than Minor shading effect.

No. 51: Receives 4+ hours of sun onto a substantial proportion of the primary outdoor area and facades at mid-winter. Front yard shade occurs from 4:30pm. No mid-summer or equinox shading.
Less than Minor shading effect.

Karori Pool: This is an indoor facility with no indoor-outdoor activity. Sunlight access is considered to be of low importance. No shading at mid-winter or the equinox. Some shading at mid-summer from 7am – 9am.
Less than Minor shading effect.

No. 44 Receives 4+ hours of sun onto a substantial proportion of the primary outdoor area and facades at mid-winter. Limited shading at midwinter from 4/4:15-4:30pm. No mid-summer or equinox shading (except limited equinox shade on No.44 only from 5:45pm).
Less than Minor shading effect.

Nos. 46-58: Receive 4+ hours of sun onto a substantial proportion of the primary outdoor area and facades at mid-winter. Shading occurs at midwinter on Nos. 46, 52, 54 from 4:15pm with some shade extending to Nos. 56 and 58 by 4:30pm. No shading at mid-summer or the equinox.
Less than Minor shading effect.

Campbell Street properties

33A Campbell Street

This is 2 storey dwelling located at the northern boundary with the Site. The southern façade upper level of 33A Campbell Street is a solid wall without window fenestration, so that there will be no privacy issues in that location (Figure 49). The ground floor includes a window that is partly screened by a shed structure and dense planting and I consider any adverse privacy effects to be less than minor. Reviewing aerial photography and observing the boundary, the primary outdoor area for this house appears to be located to the eastern side of the lot. Some mature planting occurs along both sides of the common boundary with the Site.

The dwelling itself will sit opposite the gap between the northern end of Buildings B02 and B03 while the outdoor area will be opposite the northern end of Building B03. The southern property boundary of the 33A Campbell Street is relatively close (4.1m) to the 2 storey northern end of the proposed new Building B03. The landscape plan indicates considerable planting (4 x Maidenhair Trees and 8 x White Cedar trees). Building B03 is elevated by approximately 1m relative to the subject neighbour and the proposed north elevation of Building B03 includes high-level windows only to restrict overlooking. It is therefore unlikely that overlooking of 33A Campbell Street's primary outdoor space or ground level window will occur and adverse privacy effects attributable to the Proposed Village will be less than minor.



Figure 49: 33A Campbell Street south façade



Figure 50: Building B03 at the boundary with 33A Campbell Street

33A Campbell Street receives 4+ hours of sun onto a substantial proportion of the primary outdoor area and related facades at mid-winter. Morning shade extends across the property including the eastern outdoor area from 08:30-10:30am, and facades relating to the garden are in shade until 10am. At mid-summer shading occurs from 07:00am – 08:45am. At the equinox shade occurs from 08:00am but is gone by 08:45am.

Minor shading effect.

29 Campbell Street (Karori Kids)

This property contains a dwelling used as a childcare facility (Figure 51). It is accessed off a laneway to the north of the property and includes a rear boundary condition with the Site. The rear yard provides an equipped outdoor play space and there is a further play space along the western boundary. The eastern side of the Karori Kids building was previously contained by the now demolished Ako Pai Marae. The southern façade facing the Site includes some window fenestration and the building is set back 16m from the common boundary with the Site.



Figure 51: 29 Campbell Street in the context of the Proposal

The northern end of Building B03 will be located some 4.1m off the common boundary with 29 Campbell Street, however the majority of the 29 Campbell Street boundary is opposite open space, vehicle access and parking. I consider that the proposed planting of a Titoki tree that will grow to 7m height, 4m spread will provide a reasonable backdrop to the childcare centre. Existing vegetation and proposed tree planting will provide some screening of views from the NE corner units of Building B03 towards the rear of the childcare centre. Level 1 windows on the north facade of Building B03 are high-level only (Figure 50) that will restrict overlooking and I consider any adverse privacy effects to be less than minor. The proposed pedestrian path along the boundary will replace a similar access condition that exists now though with pedestrian only rather than vehicular movement. Overlooking will be screened at ground level by fencing and planting and I consider any adverse privacy effects to be less than minor.

The eastern boundary of Karori Kids will adjoin the access way and western façade of Building B01B (Figure 52). Building B01B is a 7 storey building that is set back 21.1m from the common boundary and 23-24.5m from the Karori Kids building. Proposed planting at this boundary includes 12 White Cedar trees and some mature planting also exists along the southern part of the boundary with 29 Campbell Street. Some views from care apartments onto the Karori Kids rear play space will occur, but these will be filtered by planting and are 23m distance away (a typical street width). Therefore, I consider that any overlooking and/or loss of privacy on the Karori Kids' rear play area will be less than minor.

Further north along this boundary, adjacent to the Karori Kids building itself and at the front yard open space there is no existing planting however proposed planting on the Site includes 3 Titoki trees that will grow to 7m with a 4m spread. Given both the proposed planting, I consider that privacy effects will be less than minor.



Figure 52: West elevation of Building B01B facing 29 Campbell Street

29 Campbell Street receives 4+ hours of sun onto the equipped kids play area at the rear of the building and facades at mid-winter. Shade extends across the property including the rear

(southern) outdoor area from 08:30-11:30am and facades relating to the garden are also in shade. The western play area (and grassed northern area) is largely free of shade by 11:00am. I would add that this level of mid-winter shade is similar to that previously experienced from the former Teacher's College buildings and is less than the shading resulting from a form compliant with the RBS. At the equinox shading occurs from 08:00am to shortly after 10:00am and at mid-summer shade occurs from 07:00am to 10:00am. I understand this preschool facility is open from 7.45am until 5.30pm and it is considered important for the children to have access to sun throughout as much of the day as possible. I note shade occurs during the morning period throughout the year until 10am or 11am when children won't have access to sunny outdoor areas.

Minor shading effect.

27A Campbell Street (RSA hall)

The RSA hall is a simple utilitarian building that is primarily arranged to provide internalised space for events rather than for indoor - outdoor residential amenity. A few small windows are located high up on the eastern wall of the building facing the Site. Outdoor space takes the form of a hard surfacing / access and grassed areas with vegetation to the east. The property sits at a lower level than the Site. Based on the characteristics of this property, it is considered that any overlooking and privacy effects are less than minor.

27A Campbell Street is not used for residential purposes. It does not have an outdoor or indoor living space. Therefore, it is less sensitive to the effects of shading. Partial shading occurs from 08:30-09:45am in winter. **Less than Minor shading effect.**

Campbell Street (east side)

Nos: 15, 17, 17A/17B, 19, 19A, 21, 21A, 23, 25, 27, 31, 31A, 31B, 33, 33A and 51

None of these properties directly adjoin the Proposed Village Site. Any overlooking will be screened or interrupted by other neighbours, or set back over considerable viewing distances to negate overlooking concerns such that adverse privacy effects will be less than minor.

All properties are either free from shade throughout the winter or receive morning shade variously between 08:30-10:15am. They all receive 4+ hours of sun onto a substantial proportion of the primary outdoor area and facades at mid-winter. At the equinox the majority of these properties are free from shade except for a few properties that are shaded from 08:00am – 09:00am.

Less than Minor shading effect.

Campbell Street (west side)

Nos: 28/28A, 30, 32, 34, 36, 38, 40 and 42

Properties 32, 24, 36, 38 and 40 on the western side are opposite the Site and separated by Campbell Street. Campbell Street has wide frontage-to-frontage widths ranging from 25-30m providing acceptable separation from Building B02. These properties will not experience adverse privacy effects.

Nos. 28 and 28A are free from shade at mid-winter. All other properties receive morning shade variously between 08:30-09:45am. They all receive 4+ hours of sun onto a substantial proportion of the primary outdoor area and facades at mid-winter. A very small amount of shading occurs at the equinox at 08:00am only and at mid-summer shade occurs from 07:00am – 07:30am.

Less than Minor shading effect.

Other properties

221A Karori Road

This 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 B01B and the public pathway. There is a generous separation distance to northern façade of Building B01B and considerable mature vegetation associated with the public pathway. The dwelling faces north and it's open spaces are to the north and west away from the Site. All these factors help ensure that the dwelling and outdoor living area of 221A Karori Road is screened from overlooking views from Building B01B. I consider any overlooking and privacy effects will be less than minor.

221A Karori Road experiences no shading at mid-winter or the equinox. Mid-summer shading exists from 7am but is gone by 8:45am. **Less than Minor shading effect.**

221B Karori Road

This residential property faces north and is some distance away from the north west corner of the Site and Building B01B. The property is well-screened by existing vegetation in the triangular area of land bordered by this property, the RSA hall and the Site. The dwelling has a northern orientation and its outdoor living area is towards the north. For these reasons I consider that any overlooking and privacy effects on this property will be less than minor.

221B Karori Road experiences no shading at mid-winter or the equinox. Mid-summer shading exists from 7am-8:15am. **Less than Minor shading effect.**

Other

A number of other properties have also been considered in relation to mid-winter shading effects. These are:

Cargill Street

6A, 6B, 7, 8A, 8B, 9, 11

Firth Terrace

20, 22 and 24

Cooper Street

34, 36, 38, 40, 41, 42, 43, 44

Some of these properties will experience shading from the Proposed Village at mid-winter. These shading effects occur at the very beginning of the day (08:30am) or at the very end (4:15/4:30pm) and last for short periods of time. Any adverse amenity effects from shading on the properties listed above will be **less than minor** due to the minimal duration of the impact.

Conclusions – Residential Amenity Effects (Overlooking / privacy, shading)

- All properties considered to be potentially affected by the Proposed Village have been assessed in terms of overlooking/privacy and shading.
- Privacy/overlooking effects on properties along the northern side of Scapa Terrace will be less than minor. Window types, angles of view, building form / stepping / placement and screen planting for the upper-level terraces between Buildings B01-B06 all contribute to acceptable levels of effect.
- Privacy/overlooking effects on the primary outdoor area of 33A Campbell Street and on the building and open spaces of 29 Campbell Street (childcare centre) will be less than minor.
- Privacy/overlooking effects on all other properties are assessed to be less than minor.
- Shading effects are assessed to be minor or less than minor overall.

3.4 Architectural Concept & Building Design

An architectural design statement has been provided by Ryman's architectural team. From an urban design perspective and in relation to the RDG, I provide further observations below under three sub-headings. Each is cross-referenced to key aspects of the RDG that I consider to be especially relevant to the Proposed Village.

Design coherence and identity

Objective O3.1 of the RDG refers to the coherent design of an individual building, however I

consider it equally relevant to discuss the coherence of the masterplan as an assemblage of buildings, given the large size of the Site and complexity of the Proposed Village.

The Proposed Village buildings offer a design language that is both consistent across the Village as a whole but also varies according to site conditions and local context. Different parts of the site conform to sub-areas (character areas) as indicated in Figure 53 below.

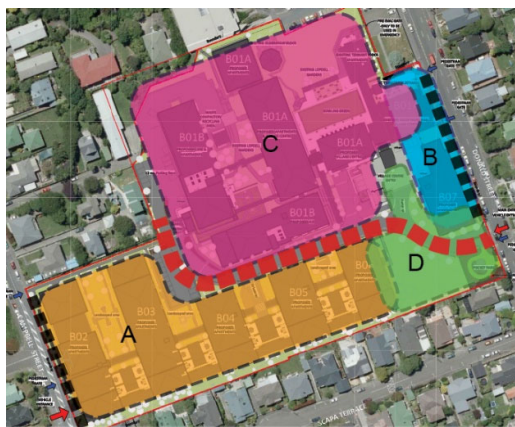


Figure 53: Proposed Village – character areas of differentiated identity

Area A to the west and south of the Site establishes a reduced scale outcome that steps down to residential boundaries. This area is topographically distinct, presenting a flat, lower landform profile. Critically, the identity of 'A' is driven by the need to establish relational design qualities with the Campbell Street and Scapa Terrace contexts.

Area B is characterised by its steeply sloping Donald Street topography. This results in a visually distinct area and hillside housing that steps down the slope. Area B is heavily influenced by the retention of the Allen Ward VC Hall, Tennant Block and formal entry. Building B07 acknowledges this valuable connection to heritage and appreciation of slope and provides a transitional design. Lastly, this area formalises pedestrian Site entry onto Donald Street.

Area C creates explicit references to former Teachers' College buildings, both in terms of spatial arrangement and architectural style of the new buildings. These larger buildings form a centre of mass for the Site as a whole and allow a distinct identity for this part of the village to emerge. Areas 'B' and 'C' deliberately merge to create continuity of experience between Donald Street and the centre of the Site.

Area D co-locates the main Site entry with a new public garden and retained vegetated space. These continue the previous association between open green space on the Site and Donald Street. Area D links parts of 'A', 'B' and 'C' together and the edges of this space are defined by frontages from Buildings B06, B07, B01A and B01B.

Ryman's architectural team have responded to this overall design coherence and identity approach in the design of the buildings. In addition to their design statement, my observations on the designs are:

- Building B02-B06 – High levels of modulation and articulation in the Campbell Street façade with a definite 2 storey datum and more recessive top level. Use of residential (human) scaled elements, ground level entries, gates in front fences and features that signal human occupation (e.g. balconies). The horizontal mass of the building is balanced by northern and southern top-level stepping, use of vertical 'frames' and punctuation of the skyline. From the south and north, the 'gaps' between buildings reduces mass/dominance and avoids creating a 'wall' against Scapa Street properties. The stepping from 3 to 2 storeys to the north and south creates a more compatible relationship to adjoining housing.

- Building B07 - Design coherence and compositional consistency with the Allen Ward VC Hall is achieved with scale and arrangement of forms including the distinctive fatter profiling and emphasis at the building top. Building B07 is designed to read as though it is following the slope of Donald Street. This is achieved by stepping the height of the 'frames' to the front façade. As with Building B02 the primary façade includes a high level of articulation to visually reduce scale and provide relational qualities to the residential street context.
- Buildings B01A – These are important buildings that mediate between the lower Donald Street forms and the larger Building B01B. They repurpose retained Teachers' College structures into a range of functions including village centre. New buildings are designed to echo the brutalist style of the retained buildings. Building B01A also includes a primary village entry at the location of the former Teachers' College entry creating meaningful engagement with Donald Street.
- Buildings B01B – The largest building forms on the Site are located in the approximate position of the former Panckhurst, Malcolm and Mackie blocks. These adopt key architectural features of the former brutalist buildings, most notably expressed in their formal geometry, façade articulation, projecting frames and elevated walkway.

Overall, I consider RDG Objective O3.1 to be supported as it relates to the coherency of the Proposed Village as an assemblage of buildings. For completeness, I would also comment that each building has resolved the issues of planning, formal composition and visual presentation to a high degree. This is evident in the variation required of the different buildings according to their position on Site and broader role within the village. Each building appropriately supports the activities it contains, most notably the layout and amenity of apartments. The village centre utilises interesting heritage buildings, lending identity and character to those part of the village that provide a focus for residents and visitors. Service areas have been incorporated into those parts of the plan that are visually contained and utilise area of existing landform with poor amenity and steep retaining.



Figure 54: The Site's former brutalist style is carried through into new buildings

Street frontages and entrance legibility

The Proposal interfaces with two public streets - Campbell Street and Donald Street. Both of these streets are presented with new buildings that directly face and overlook the street space as anticipated by RDG G3.2 that calls for developments to "face the street".

Campbell Street is addressed by Building B02 and includes individual ground level entrances that provide "frequent connections to the street" (G3.5) for this long street frontage. In addition, Building B02 provides a generous level of glazing, patios, balconies and general façade composition that acknowledges Campbell Street as the primary frontage and provides a "sense of human scale" (G3.6).

Donald Street is addressed by Building B07 in a positive manner that responds to the slope of the street through stepped façade arrangements. The façade of Building B07 is generously glazed and

includes patios and balconies that promote a dialogue with the street (G3.2, G3.6). Due to the level change along this street, it has not been possible to provide individual ground level entries to apartments. Whilst this outcome would generally be desirable, I consider the high level of façade articulation and attractive front boundary design to provide an acceptable relationship to the street. Building B07 includes a subtly castellated top that offers skyline variation and reflects the façade design of frames at lower levels. This approach supports RDG G3.8 that calls for the tops of buildings to be integrated with the overall building composition. The building top reflects the emphasis at the top of the Allen Ward VC Hall. The Allen Ward VC Hall and Tennant Block are also retained along this street frontage but rely on the main pedestrian entry for physical links to the street. The Tennant Block is well set back but presents glazed facades towards the street and overlooks the WCC car park.

Communal entrances to the various apartment blocks are designed to provide dignified addresses, clearly signalled by change in façade design and strong vertical expression of the building cores. All entrances are appropriately located to open onto the surrounding streets or onto the new internal accessway or courtyards. These approaches align well with RDG G3.17 and G3.18 that seek visible, safe and attractive entrances to buildings and dwellings.

The Village Centre (Building B01A) provides a wide range of services and connects with the main pedestrian entrance next to the Allen Ward VC Hall. This approach helps create an attractive and active Donald Street node that invites public engagement with the village.

Arrival points onto the Site have been discussed and diagrammed previously, finding that a clear, legible arrival hierarchy is proposed that reinforces the former access arrangements for the Teachers' College and during working hours provides controlled cross-site links.

Planning and amenity

Matters relating to internal residential amenity (sunlight, open space, unit layout, liveability) are of importance in the RDG (G3.9 to G3.16) reflecting the District Plan direction to provide high quality living environments (Policy 4.2.4.2). I make the following observations on the quality of residential amenity of the Proposed Village.

- Residents of the village as a whole are provided with a high level of on-site amenity. This is delivered through the services available within the Village Centre, the Site's range of courtyard and garden spaces and recreational amenities, and the wider Site setting described earlier in this report.
- Each apartment building has its own communal residential entry and core that has been designed to provide efficient and legible communal circulation as required by RDG G3.10. These either connect directly with a public street (Building B02), private internal accessway (Buildings B01B, B07) or communal open space (Buildings B03-B06). This approach ensures the residents have an obvious and explicit 'address' and removes any confusion as to how the apartments are accessed. The residential core spaces for apartment blocks generally connect through the building allowing glazing to both ends (Buildings B02-B06) and also demonstrated by Building B01A, providing orientation and appreciation of outdoors.
- All buildings are configured around shared courtyards or gardens or overlook streets that offer a high level of amenity for each apartment. The courtyards are circa 18-30m wide and provide a good level of separation to reduce direct views between units as sought by RDG G3.14 "*Privacy for internal spaces*". I have previously commented on views from the internal accessway onto lower level units in Building B01B (being ALS) and am satisfied that landscape planting will effectively screen direct views. I consider this also to be important for the lower level northern units of Buildings B04, B05 and B06. Privacy from pathways that run past ground level units will be achieved through an appropriate level of planting at the interface between unit and pathway. Given the approach Ryman adopt at other villages, and the importance they place on

individual unit amenity, I am confident that any ground level privacy issues will be addressed.

- RDG G3.9 and G2.5 call for sunlight to be optimised into living areas. An assessment of sunlight access into dwellings and private outdoor spaces has been carried out in reference to 3D sun shading studies (at mid-winter) provided by Ryman (Appendix C). Buildings have been arranged to provide either east or west facing apartments with morning or afternoon sun and common areas have been design and oriented to receive excellent sunlight. A summary of sunlight access for each building is presented below.
- **Building B01B** (ALS block): 68 assisted living suites in total.
Includes 34 south-facing 1 bed apartments across 6 levels. Whilst 6 these are east-facing corner units, those facing west are shaded by Building B01B (care). Approximately 14 north-facing units also receive little or no sun due to the proximity of the southern ends of Buildings B01A and B01B (care). Overall, 42 units (61%) receive very little or no sun at mid-winter.
- **Building B01B** (western block): 21 apartments in total
Apartments to top 3 levels only are considered. Each level contains 7 apartments (21 in total over 3 levels). Overall, 9 west-facing units (42%) receive 1.5-2 hours of sun into living spaces and decks. All other units (58%) receive 4+ hours of sun.
- **Building B01A**: 40 apartments in total
21 west-facing apartments receive around 1.5 hours of sun at mid-winter. On the eastern side sunlight access varies with 3 southern end units shaded by the Building B01A dining/centre. All others receive 4+ hours of sun. Overall, 24 units (60%) receive 1.5 hours of sun or less into their living areas / decks.
- **Building B02**: 30 apartments in total
All 15 east-facing apartments receive 3-4 hours sun and all north-facing end units receive 4+ hours. 12 of the west-facing apartments receive around 2 hours of sun. Overall, 12 units (40%) receive 2 hours of sun into their living areas / decks.
- **Building B03**: 28 apartments in total
12 east-facing apartments receive 2-2.5 hours of sun. North-facing end units receive 4+ hours. 12 west-facing units receive around 2 hours of sun. Overall, 24 units (85%) receive 2-2.5 hours of sun into their living areas / decks.
- **Building B04**: 12 apartments in total
3 east-facing and 3 west-facing units receive around 2 hours of sun. All other 6 units receive 4+ hours. Overall, 6 units (50%) receive around 2 hours of sun into their living areas / decks.
- **Building B05**: 12 apartments in total
4 units receive no sun at mid-winter. 2 west-facing and 6 east-facing units receive 2-2.5 hours of sun. Overall, 4 units (33%) receive no sun and the remaining 8 units (66%) receive 2-2.5 hours of sun into their living areas / decks.
- **Building B06**: 14 apartments in total
All 8 east-facing units receive 3-3.5 hours of sun. 3 north-west corner units receive 4+ hours. 3 west-facing units receive little or no sun. Overall, 3 units (21%) receive little or no sun into their living areas / decks.
- **Building B07**: 16 apartments in total
All 10 east-facing apartments receive 4+ hours of sun. All 6 west-facing apartments

receive 1-1.5 hours of sun.

Overall, 6 units (37%) receive 1-1.5 hours of sun into their living areas / decks while the balance of 63% receive 4+ hours of morning sun.

- **Tenant Building:** 4 apartments in total
One unit includes a north-facing living space and deck with 4+ hours of sun. Two units have living rooms positioned to the south with east or west-facing glazing and receive 4+ hours of sun. The remaining unit receives 1-1.5 hours of sun only.
Overall, 75% receive 4+ hours of sun, 1 unit (25%) receives 1-1.5 hours of sun.
- **Overall:** Each building presents apartments with varying levels of sunlight access into internal living spaces and outdoor areas. The RDG anticipates 4 hours (min) of sunlight into living spaces and 3 hours (min) onto outdoor areas at mid-winter. A large proportion of apartments (41%) receive good sun (3-4+ hours), 39% receive 1-3 hours, and 20% receive little or no sun. A large number of apartments receive less sunlight than that anticipated by the RDG. However, I acknowledge that the Proposed Village is not a conventional medium density residential development and therefore different expectations for sunlight apply. I would also add that 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 sunny north-facing lounge and open space facilities in the Village Centre. The development is fully mechanically ventilated, heated and insulated and therefore I am satisfied that the units will all be warm.
- Residents in the village are also provided with a range of apartment options, some with high levels of sun, some with medium levels and some with little or no sun at mid-winter. I understand from discussions with Ryman that this is a desirable and appropriate outcome for a retirement village. It should also be noted that sunlight access at the equinox and mid-summer would provide longer and greater levels of sun penetration into each unit. I have confirmed this by testing Building B05 at other times of the year. This demonstrates some 5 hours of sun reaching the units and their outdoor spaces at the equinox and 5-6 hours at mid-summer. Overall, I consider the Proposal's sunlight outcome to be acceptable for a retirement village that is comprehensively designed with multiple buildings that face east, west, north and south.
- Unit types are 1, 2 and 3 bed units with 128 units classified as 'Care' or 'Assisted Living'. Apartments are a combination of single and dual aspect (on corners). All units have highly glazed facades facing courtyards or overlooking streets. All unit types provide flexible open plan kitchen / dining / living areas and, except for 1 bed units, the bedrooms open off circulation rather than direct into living rooms. I would note the unit sizes are 60m² (1 bed), 84m² (2 bed), 104m² (23 bed) and exceed published guidance on apartment sizes (1 bed 50m², 2 bed 75m², 3 bed 100m², Auckland Design Manual).
- Most dwellings are provided with private open space – either in the form of terraces along courtyard edges or balconies. The open space areas are described later in 'Open Space Design'.



Figure 55: Easily accessible courtyard and terrace or balcony spaces for dwellings

- Privacy between apartment units within the Proposed Village is well-resolved. Frontage-to-frontage separation is 18.4m-20m for Buildings B02-B06. For Buildings B01B and B01A the separation across the Lopdell Gardens is greater (30m). Between the south façade of Building B01B (ALS) and the northern ends of Buildings B05 and B06 the internal street provides some 15m frontage-to-frontage separation. These levels of separation are appropriate to remove concerns over short-range views between units. Privacy between the terrace or balcony spaces of apartments is achieved by inter-tenancy privacy screens. Lastly, I would comment on apartments within the repurposed Tennant Building. These sit close to a new WCC car park. The approach is to provide new screen planting along the eastern boundary with the car park to ensure direct views from car park users are prevented. I consider this approach to be appropriate.
- Lower-level south-facing apartments in Building B01B (ALS) sit below the new internal street. The potential exists for overlooking into these units from the street above, however the landscape plan indicates an appropriate landscape design and planted interface to interrupt these views, resulting in acceptable privacy for these apartments.

Conclusions: Architectural Concept and Building Design

- This is a complex and well-resolved masterplan integrating new buildings and retained heritage buildings within a landmark setting in Karori. Architectural design solutions respond well to the Site's different character areas. The central buildings B01A and B01B relate to the heritage context. Others respond to important street settings. Consistency in materials palette and detailing ensure consistency for the Proposed Village as a whole.
- Buildings B02 and B07 create positive street frontages onto Campbell and Donald Streets. High levels of façade articulation including glazing, balconies, and entrances help reinforce the residential role of these streets.
- Residential buildings are configured around shared courtyards providing a high level of amenity for residents.
- A clear residential address and safe, dignified entry is provided to the various buildings and individual apartment units.
- Unit types are a mix with 1-3 bed apartments as well as Care Rooms and Assisted Living Suites. Unit sizes are typical and conform to published standards.

- A large proportion (41%) of apartments within the development receive good sunlight at mid-winter meeting the RDG target. 39% of dwellings receive 1-3 hours and 20% receive little or no sunlight. This is considered acceptable overall given the reasons and mitigation described at page 54 of this report.
- Good levels of privacy are achieved for residents with generous courtyards providing appropriate dwelling frontage separation. The potential for overlooking onto the south façade of B01B (ALS) from the internal street has been addressed through specific landscape and planting design.

3.5 Open Space Design

Public and communal open spaces

The Landscape Plan by Sullivan + Wall indicates extensive and varied areas of new landscape and planting. The range of public and communal open spaces include (area calculations are my own and are measured off the Ryman AutoCAD file and confirmed with Ryman):

- Public Pocket Park (340sq.m)
- Garden area between Pocket Park and B06 (1,300sq.m)
- Lopdell Gardens between B01B and B01A (1,220sq.m)
- Lopdell Gardens between Oldershaw and Tennant (1,310sq.m)
- Courtyards between B02-B06 (215sq.m - 340sq.m - 900sq.m. Totalling 1,800sq.m)
- Bowling Green and quad area north of B01A (970sq.m)
- VC Terrace courtyard (250sq.m)
- **Total: 7,190m²**

Overall, some 7,190m² of dedicated open space for recreation and visual amenity is provided. This level of open space and its distribution has been determined by the need to retain and enhance the existing Lopdell Gardens and the desire to deliver a new residential environment where residents all have access to quality open space. These outcomes align well with the Objectives set out in the RDG at O4.1 and O4.2 that seek quality open space provision for dwellings.

The Proposal delivers a publicly accessible pocket park at the interface with Donald Street, reflecting the former location of open green space on the Site. This outcome supports RDG O4.4 that seeks landscape design to have a “...positive effect on the streetscape and neighbourhood”. This pocket park is positioned adjacent to a main Site entry and provides a good level of openness into the Site, reinforcing arrival and providing visual connections into and out of the Site.

To the north and west of the Site, the existing Lopdell Gardens provide quality landscaped areas with existing and new planting and form a focus to the village as anticipated by RDG G4.5. The northern gardens area sits alongside the proposed bowling green and I consider these two spaces will complement each other, providing an enhanced perception of openness within the Site. The western gardens area is more contained and I have previously commented on the design and landscape treatments to the relatively tall blank eastern edge to this space as a result of parking within Building B01A.

The RDG G4.5 invites developments to consider providing shared open space that exhibits specific characteristics. The Proposed Village provides a range of shared spaces for residents to meet, observe activity and that therefore foster social cohesion within the Village.

Courtyard spaces are created between Buildings B02-B06. These are communal spaces with planting, hard surfaces, seating and pergola and will provide attractive spaces for residents. The communal courtyards have comfortable proportions (18-20m wide and of varying length related to the adjacent building length). The largest courtyard is some 900m² (Buildings B02/B03) and the smallest is around 215m² (Buildings B04/B05). The other courtyards are circa 340m². The courtyards are overlooked by adjoining apartments and terrace spaces at courtyard level. I would note that the courtyards between Buildings B03-B04 and between Buildings B04-B05 are less successful due to the proximity of parking and vehicle access. However, I am comfortable with the proposed plant screening to address the parking proximity to the courtyard between Buildings B03-B04. The roading element within the courtyard between Buildings B04-B05 will be of a higher quality surface to achieve a 'shared space' outcome and I also note these residents have immediate access to adjoining courtyards via the east-west access through the building's core.

With regard to sunlight access into communal and 'public' open spaces, all spaces are open to the north and will receive good levels of sun during the middle of the day through to 3:30pm at mid-winter (Figure 56) or in the morning. Sunlight access to these spaces improves at the equinox and mid-summer.



Figure 56: Afternoon sun (12noon-3:30pm) enters all the various courtyard spaces at mid-winter (image left shows 2pm, 22 June; right shows 12noon, 23 September).

Private open spaces

The RDG anticipates private open space to be provided for each dwelling with specific amenity targets related to size, dimensions, slope, orientation, sunlight and position relative to internal living areas (RDG G4.1, 4.2, 4.3, 4.4). Given the nature of the proposal as a retirement village, the level of open space provided for each apartment unit is different from that normally anticipated in a multi-unit development. Most apartment units in the Village are provided with good sized 8-10m² terraces or balconies (and up to 45m² for the southern-most units in B02-B06). Units facing streets (e.g. B07) benefit from deeper front yards and have spaces up to 60m². These are complemented by the range of communal gardens, courtyards and recreational spaces (e.g. bowling green, pool, and gymnasium) mentioned earlier. All terraces / balconies connect directly with internal living areas as anticipated by the RDG (G4.2). Assisted Living Suites in Building B01B do not have private outdoor areas and I note that 3 apartments in the retained Tennant Block also do not have private outdoor areas. The Tennant Block units are large (circa 130m²) and located adjacent to the quad and Lopdell Gardens. I am comfortable with the level of amenity these units will provide.

With regard to RDG matter G4.3 that calls for minimum levels of sunlight access onto private terraces and balconies, I have previously determined the level of shading that falls onto the facades and immediately adjacent private open spaces of specific buildings (see pages 53, 54) and I do not repeat that assessment here.

Accessway design is a matter identified at RGD G4.9 that seeks a balanced use of space for both vehicles and pedestrians and visually attractive street space outcomes. This has been previously discussed and I have noted the changes to roading surfaces at several points along the internal accessway. I am satisfied these surface changes will assist in promoting pedestrian priority and would help to reduce vehicle speeds vis-à-vis reduction in vehicle dominance as sought by RDG G4.11.

Existing landform has been utilised including existing retained areas and building platforms. Retained areas are visually screened by Building B01B as sought by RDG G4.16.

Front fencing has been addressed previously and I am satisfied that an appropriate fencing height and degree of visual permeability has been achieved in accordance with G4.17.

All service areas have been integrated into the Proposed Village and will be suitably screened from view in accordance with RDG G4.18 as discussed earlier.

Conclusions: Open Space Design

- The proposed range of communal open spaces across the Proposed Village provide some 7,190m² in total (including the 340m² public pocket park). This equates to around 22m² of communal space per unit (excluding private outdoor areas). Whilst no standards for ratios of communal space per unit exist, I consider the level provided to be appropriate and well-distributed across the Village.
- Private open spaces are provided to most apartments in the form of ground level terraces or upper level balconies. These are of good size (8-10m² and up to 60m²), connect directly with internal living areas and open out onto communal courtyards or have attractive outlook and mid-long range views.
- Active recreational spaces are provided (pool, gym, bowling green) and these will complement the passive open spaces.
- A new publicly accessible pocket park is located at the interface with Donald Street and co-located with the main Village entry. This will serve an important legibility function and offer amenity for public and residents to interact.
- The Lopdell Gardens form important links to the former Teachers' College and will be enhanced through the proposal. The ground level blank eastern edge of the Lopdell Gardens between B01A and B01B has been addressed through planting, landform and façade treatment.
- Courtyards offer attractive and well-positioned communal open space for residents. The space between B04/B05 and the northern edge of the space between B03/B04 are affected by vehicle parking and access but have been addressed through planting and shared surface design.
- Sunlight access to communal open spaces is good, with most spaces generally receiving sun between midday and 3:30 at mid-winter, with some receiving morning sun.
- Sunlight access onto private outdoor areas (terraces / balconies) varies. Around 20% of all units receive little or no sunlight at mid-winter, 39% receive 1-3 hours of sun and the balance receive 3-4+ hours. I consider this to be acceptable for the reasons provided at page 54 of this report.

3.6 Crime Prevention Through Environmental Design

Overview

The RDG refers to safety on various occasions (e.g. O2.2, G2.11, G4.14) while the WCC 'Guidelines for Design Against Crime' specifically address safety and security. The Guidelines state this will be achieved by "*applying the established principles of Crime Prevention Through Environmental Design (CPTED) to the design of relevant parts of all new development and alterations to existing buildings or public spaces*".

CPTED assessment focuses on safety and security in and around the public realm and on-site streets and open spaces to which the public have or may have access. The design and management of building access control, and the safety and security of people and sensitive facilities within the building are excluded from this assessment.

This assessment is with reference to the Ministry of Justice National Guidelines for Crime Prevention through Environmental Design in New Zealand, Seven Qualities of Safer Places (2005). The National Guidelines define seven qualities of well designed, safer places and are used to structure the assessment.

Context

The type and nature of the setting establishes conditions with which to calibrate CPTED assessment. Relevant matters are:

- The Proposed Village is large, providing 307 apartments and a range of amenities and will cater to visitors as well as residents. Therefore, the Proposed Village will be a public destination to a degree and safety and security in the streets and spaces around it are important.
- The Proposed Village is in a suburban setting at a town centre fringe along collector routes with bus access. This is a place where pedestrian movement along the street edges can reasonably be expected at any time day or night.
- The Site itself is gated and will be secured after hours, though accessible during the day.
- Karori Pool and car park abuts the northern boundary as does a relatively concealed public pathway.

1 Access: Safe Movement and Connections

"Places with well-defined routes, spaces and entrances that provide for convenient and safe movement without compromising security."

- A clear route through the Site east-west is established providing primarily for vehicular access. Footpaths along this route are reasonably continuous. Two main public entrances from the street edge on Donald Street and a third along Campbell Street are legible and obvious.
- Appropriate lighting to internal accessways can be assumed to be provided at the next stages of design. The façades to Campbell and Donald Streets offer opportunity for spill lighting especially over the new public pocket park, the Site entrances and the apartment building frontages along those street edges.
- The extent of edge activation at ground along Donald and Campbell Streets is limited to residential overlooking, consistent with the existing wider suburban context. The Tennant building will provide surveillance to the new WCC car park on Donald Street.
- The Proposed Village design minimises potential for entrapment along the street edges by avoiding narrow and deep setbacks at or close to the street edge.

- Care will be required with the design of the 'public' pocket park within the project site being screened to some degree by planting and gated from the rest of the Site. This is to eliminate any potential for concealment and/or entrapment in these spaces.

2 Context Surveillance and sightlines: See and be seen

"Places where all publicly accessible spaces are overlooked, and clear sightlines and good lighting provide maximum visibility."

- The ground floor units and front yard spaces fronting Donald and Campbell Streets allow for excellent overlooking those streets and fencing design permits visual connections. Maximum visual connections here are essential especially onto the Site entry points.
- Potential for lighting to be readily integrated in future stages of design around the perimeter of buildings.
- Gate control to the 4.1m wide pedestrian Campbell Street entrance eliminates potential for after-hours public access to and occupation of this more secluded route. Gate control also applies to the Donald Street main entrance.
- With appropriate supervision from inside the building, the Village Centre and Building B01B care entry will be appropriately safe.
- While the Site will provide a vehicular cul-de-sac, continuous pedestrian access between the edge streets is provided to allow a choice of escape routes if required.
- Passive surveillance of the public pathway along the northern boundary of the Site will be improved through the position, orientation and fenestration design of the northern facades Buildings B01A and B01B.

3 Layout: Clear and logical orientation

"Places laid out to discourage crime enhance perception of safety and help orientation and wayfinding."

- Site-wide entrances and exits are all from Donald Street or Campbell Street in zones of strong building edge activation. The Donald Street entrances are well-signalled architecturally and are likely to be intuitively recognised. Building B07 overlooks / supervises the main vehicle entry. The Campbell Street entry is narrow (4.1m) and will call for specific landscape design, signage and lighting to distinguish it from the individual unit entries of Building B02. I have reviewed Ryman's circulation plan (A0 20) and am comfortable that this will be achieved.
- Internal accessways will be overlooked and supervised from adjoining buildings both during the day and after hours.
- The service areas to Building B01B require careful safety and security design. Effective 24/7 supervision of these spaces is important to remove safety risks, especially after hours. Overlooking from B01B is likely to be successful.

4 Activity mix: Eyes on the street

"Places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times by promoting a compatible mix of uses and increased use of public spaces."

- The extent of openness and fenestration of the Campbell and Donald Street façades and existing activity on the surrounding streets will contribute to appropriate eyes on the street.

- The north facades of Buildings B01B (especially the upper apartment levels) and B01A onto the northern public pathway and pool entry will improve surveillance of these generally secluded areas.
- The Lopdell Gardens are provided with good levels of overlooking, though the ground level of Building B01A (west) includes a 3.5m blank wall along this part of the gardens.
- The street façade of the Allen Ward VC Hall is blank however the activation to the south (Building B07) and north (pedestrian entry) will mitigate this blank spot.
- The service areas of Building B01B (care) have controlled access and are security monitored.

5 Sense of ownership: Showing a space is cared for

"Places that promote a sense of ownership, respect, territorial responsibility and community."

- The Village is likely to be well managed and maintained by Ryman with a high degree of control over on-site streets and spaces.
- The service yard around Building B01B is for back of house and service functions and is below a high retaining wall. The service yard is neither intended nor suitable for general public access. Signage should be considered at entry and exit points to ensure explicit definition of territorial responsibility for this space. Appropriate access control should preclude unauthorised public/resident access.
- I understand the pocket park will not be vested in Council and will therefore receive the same level of maintenance and upkeep as all other communal spaces across the Site. This will avoid the park being perceived as out of character with the Site.

6 Quality environments: Well-designed, managed and maintained environments

"Places that provide a quality environment and are designed with management and maintenance in mind to discourage crime and promote community safety in the present and future."

- Good quality landscaping and maintenance of the spaces to which residents and visitors have access is important and likely to be readily achieved by Ryman.
- The enhancement of pedestrian amenity in vehicular-oriented spaces has been achieved through use of shared surfaces to three key areas across the plan.

7 Physical protection: using active security measures

"Places that include necessary, well designed security features and elements."

- The Village will include active 24/7 security management that will supplement good design and configuration for safety and security.
- The entrance gates that control public access have been designed to be positive visual features, allowing views through.

Conclusions: CPTED

The Proposed Village provides a suitable response to CPTED criteria. It:

- Establishes conditions that will deliver a suitably safe public realm as well as safe and secure on-site streets and spaces; and
- Maximises potential for overlook to Campbell and Donald Streets, and provides a high degree legibility of the two Donald Street entrances.

4 Conclusions

4.1 Overview

A thorough urban design assessment has been made of the Proposed Village that has been structured around the District Plan and RDG. The findings of these assessments indicate a high level of consistency with the RDG guidelines. In parallel, the District Plan anticipates appropriate contextual compatibility and reasonable levels of residential amenity whilst acknowledging the suitability of windfall sites for more intense levels of development. The proposed Village establishes new benchmarks of urban form and quality for the area and achieves appropriate relational qualities in the proposed building forms along Campbell and Donald Streets. Residential amenity has been addressed in the designs to ensure minor or less than minor adverse effects.

4.2 Character and Urban Form

The relevant context includes both residential and non-residential character types. Three key streets with differing characteristics adjoin the Site (Campbell Street, Donald Street and Scapa Terrace). The Proposed Village presents a nuanced design approach relative to each street's unique conditions to create appropriate character outcomes through relational qualities of form and façade. Parts of the Proposed Village draw on and reference the former Teachers' College built character, creating meaningful relationships to the Site's former function.

The Site is to be considered in light of the 'windfall sites' policy and, to a degree, acknowledging the former Teachers' College structures. It is therefore not unreasonable to anticipate a greater intensity of development on the Site, with appropriate contextual integration.

The proposal deploys the greater 5-7 storey height and bulk to the central parts of the site away from more sensitive edges and generally consistent with the bulk and height of the former Teachers' College development. Proposed heights range from 2-3 storeys at the street interfaces, stepping to 2 storeys at the residential boundaries, creating compatible height relationships.

Scapa Terrace properties 'back onto' the southern edge of the Site. These fall into groups with different ground level, planting and height relationships to the Proposed Village. These will experience less than minor or minor adverse bulk and dominance effects.

4.3 Urban Structure and Site Planning

The Site is well-suited for residential intensification, being close to local amenities, of a large size and located within a large parent block that can accommodate significant development. The proposed site-wide structure is heavily influenced by the former Teachers' College layout and creates relevant links with the past and good integration with the wider Karori grid.

Three primary arrival points are created that ensure positive connections to surrounding streets and the internal accessway maintains (controlled) east-west permeability for the area.

Car parking and vehicle presence is successfully contained on-Site and creates optimal amenity outcomes along Campbell and Donald Streets. A rhythm of high amenity courtyards and gardens create positive spaces between buildings.

4.4 Residential Amenity Effects

All properties considered to be potentially affected by the Proposed Village have been assessed in relation to overlooking / privacy and sunlight shading. The RDG guidelines for sunlight have been deployed as an initial 'sieve' and a broader assessment carried out on those properties deemed that do not meet those guidelines for mid-winter sunlight.

Shading effects on neighbouring properties are assessed to be minor or less than minor in all cases. Six properties experience shading that does not meet the RDG guideline for mid-winter, but I consider the shading effects on those properties will be 'minor' once the equinox and mid-summer conditions are considered along with other relevant factors.

Privacy / overlooking effects on properties along the northern side of Scapa Terrace have been well-managed and will be less than minor. Effects on the primary outdoor area of 33A Campbell Street and on the building and open spaces of 29 Campbell Street (childcare centre) will also be less than minor. All other properties are assessed to have less than minor adverse privacy effects.

4.5 Architectural Concept and Building Design

This is a well-resolved masterplan integrating a complex condition of new and retained heritage buildings. The architectural design solutions respond well to the Site's different character areas. Buildings B02 and B07 create positive street frontages onto Campbell and Donald Streets. High levels of façade articulation including glazing, balconies, and entrances help reinforce the residential role of these streets.

A clear residential address and safe, dignified entry is provided to the various buildings and individual apartment units. Unit types are a mix with 1-3 bed apartments, assisted living suites and care rooms and unit sizes conform to published standards.

The largest proportion (41%) of apartments within the Proposed Village receive good sunlight at mid-winter meeting the RDG target. 39% of dwellings receive 1-3 hours and 20% receive little or no sunlight. This is considered acceptable overall given the reasons described in this report.

Good levels of privacy are achieved for residents with generous courtyards providing appropriate dwelling frontage separation.

4.6 Open Space Design

High quality open space design has been provided across the Proposed Village as a whole. This includes 7,190m² of communal courtyards, heritage gardens, recreational areas and a 'public' park. These spaces complement private outdoor areas in the form of patios, balconies and upper level terraces. These are of good size (8-10m² and up to 60m²), connect directly with internal living areas and open out onto communal courtyards.

Active recreational spaces are provided (pool, gym, and bowling green) and a publicly accessible pocket park is co-located with the main Village entry, serving serve an important legibility function and providing space for interaction.

Courtyards offer attractive and well-positioned communal open spaces for residents and most receive sun between midday and 3:30pm at mid-winter (some receive morning sun). Private outdoor areas receive varied amounts of sun.

4.7 CPTED

The Proposed Village provides a suitable response to CPTED criteria. It establishes conditions that will deliver a suitably safe public realm as well as safe and secure on-site streets and spaces. The potential for overlooking onto Campbell and Donald Streets is optimised, and provides legibility and safety for the three Site-wide entrances. Enhanced pedestrian amenity has been provided at three key locations within the Site (B01B Care Entry, Village Centre Entry area and Building B03/B04 car park access) to better provide for balanced vehicle and pedestrian outcomes.

Appendix A: Sunlight Shading Diagrams

(Prepared by Ryman)

Appendix B: Sunlight Shading Tabular Analysis

(Prepared by Mitchell Daysh)

APPENDIX B

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 sets out shading 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): 15, 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 and 24



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);
- Shading from the existing (to be retained) Teachers' College Buildings (in purple);
- Shading from the former (now demolished) Teachers' College Buildings (in blue);
- Proposed Village Building Shading (in grey); and
- Shadows from buildings built to the Residential Building Standards (RBS) (in a red line).

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 total times of the day that the property is subject to *any* shading from the Proposed Village *only*. It 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.

	22 June	22 September	22 December
Campbell Street			
<u>East Side</u>			
15 Campbell Street	No shading	No shading	7am
17 Campbell Street	No shading	No shading	7am

	22 June	22 September	22 December
17A/17B Campbell Street	No shading	No shading	7am – 7.15am
19 Campbell Street	No shading	No shading	7am – 7.15am
19A Campbell Street	No shading	No shading	7am – 7.30am
21 Campbell Street	No shading	No shading	7am – 7.15am
21A Campbell Street	No shading	No shading	7am – 8.15am
23 Campbell Street	No shading	No shading	7am – 7.45am
25 Campbell Street	8.30am	8am – 8.15am	7am – 7.30am
27 Campbell Street	8.30am – 9am	8am – 9.15am	7am – 8.45am
27A Campbell Street (RSA Hall)	8.30am – 9.45am	8am – 10am	7am – 10am

	22 June	22 September	22 December
29 Campbell Street (Karori Kids)	8.30am – 11.30am	8am – 10am	7am – 9.45am
31 Campbell Street	8.30am – 9.15am	No shading	7am
31A Campbell Street	8.30am – 9.45am	8am	7am
31B Campbell Street	8.30am – 10.15am	8am – 8.30am	7am – 8am
33 Campbell Street (Ryman owned)	8.30am – 9.30am	No shading	7am – 8.45am
33A Campbell Street	8.30am – 10.15am	8am – 8.30am	7am – 8.45am
49 Campbell Street	8.30am – 4.30pm	3pm – 6pm	No shading
51 Campbell Street	3.15pm– 4.30pm	No shading	No shading
<u>West Side</u>			

	22 June	22 September	22 December
28/28A Campbell Street	No shading	No shading	7am
30 Campbell Street	8.30am – 8.45am	No shading	7am – 7.30am
32 Campbell Street	8.30am – 8.45am	No shading	7am – 7.30am
34 Campbell Street	8.30am – 9.15am	8am	7am – 7.30am
36 Campbell Street	8.30am – 9.45am	8am	No shading
38 Campbell Street	8.30am – 9.45am	No shading	No shading
40 Campbell Street	8.30am – 9.30am	No shading	No shading
42 Campbell Street	8.30am – 9am	No shading	No shading
Scapa Terrace			
<u>North Side</u>			

	22 June	22 September	22 December
6 Scapa Terrace	3.15pm – 4.30pm	4.30pm – 6pm	No shading
8 Scapa Terrace	10.45am – 4.30pm	3pm – 6pm	No shading
10 Scapa Terrace	8.30pm – 4.30pm	3pm – 6pm	No shading
12 Scapa Terrace	8.30am – 12pm; 12.45 – 4.30pm	3pm – 6pm	No shading
14 Scapa Terrace	8.30am – 4.30pm	3pm – 6pm	No shading
16 Scapa Terrace	8.30am – 4.30pm	3pm – 6pm	No shading
18 Scapa Terrace	8.30am – 4.30pm	3pm – 6pm	No shading
20 Scapa Terrace	8.30am – 4.30pm	3.15pm – 6pm	No shading
22 Scapa Terrace	8.30am – 4.30pm	3pm – 6pm	No shading

	22 June	22 September	22 December
24 Scapa Terrace	8.30am – 4.30pm	3pm – 6pm	No shading
26 Scapa Terrace	3.15pm – 4.30pm	No shading	No shading
<i>South Side</i>			
5 Scapa Terrace	4pm – 4.30pm	No shading	No shading
7 Scapa Terrace	4pm – 4.30pm	No shading	No shading
9 Scapa Terrace	4pm; 4.30pm	6pm	No shading
11 Scapa Terrace	4.15pm – 4.30pm	6pm	No shading
13 Scapa Terrace	4.15pm – 4.30pm	No shading	No shading
15 Scapa Terrace	4.15pm – 4.30pm	No shading	No shading
17 Scapa Terrace	4.15pm – 4.30pm	No shading	No shading

	22 June	22 September	22 December
19 Scapa Terrace	4.15pm – 4.30pm	No shading	No shading
21 Scapa Terrace	4.15pm – 4.30pm	No shading	No shading
23 Scapa Terrace	4.15pm – 4.30pm	No shading	No shading
Donald Street			
<u>East Side</u>			
27 Donald Street	No shading	5.45pm – 6pm	No shading
29 Donald Street	No shading	5.45pm – 6pm	6.15pm – 8pm
31 Donald Street	4.30pm	4.15pm – 6pm	6.15pm – 8pm
33 Donald Street	4pm – 4.30pm	4pm – 6pm	6.45pm – 8pm
35 Donald Street	3.15pm – 4.30pm	4.30pm – 6pm	6.45pm – 8pm

	22 June	22 September	22 December
37 Donald Street (Donald Street Pre-School)	3.15pm – 4.30pm	4.30pm – 6pm	6.30pm – 8pm
39 Donald Street	3.30pm – 4.30pm	4.30pm – 6pm	6.45pm – 7.30pm
41 Donald Street	3.30pm – 4.30pm	4.30pm – 6pm	No shading
43 Donald Street	3.30pm – 4.30pm	5.30pm – 6pm	No shading
45 Donald Street	3.45pm – 4.30pm	5.45pm - 6pm	No shading
47 Donald Street	4.15pm – 4.30pm	6pm	No shading
49 Donald Street	4.30pm	No shading	No shading
51 Donald Street	4.30pm	No shading	No shading
53 Donald Street	4.30pm	No shading	No shading
<u>West Side</u>			

	22 June	22 September	22 December
Karori Pool	No shading	No shading	7am – 9.15am
42 Donald Street	2.30pm – 4.30pm	5pm – 6pm	No shading
44 Donald Street	3.45pm – 4.30pm	5.45pm – 6pm	No shading
46 Donald Street	4.15pm – 4.30pm	No shading	No shading
52 Donald Street	4.15pm – 4.30pm	No shading	No shading
54 Donald Street	4.15pm – 4.30pm	No shading	No shading
56 Donald Street	4.30pm	No shading	No shading
58 Donald Street	4.30pm	No shading	No shading
Karori Road			
221A Karori Road	No shading	No shading	7am – 8.45am

	22 June	22 September	22 December
221B Karori Road	No shading	No shading	7am – 8.15am
Huntleigh Home	No shading	No shading	7am – 7.30am
Cargill Street			
6A Cargill Street	8.30am	No shading	No shading
6B Cargill Street	8.30am	No shading	No shading
7 Cargill Street	8.30am	No shading	No shading
8A Cargill Street	8.30am	No shading	No shading
8B Cargill Street	8.30am	No shading	No shading
9 Cargill Street	8.30am	No shading	No shading
11 Cargill Street	8.30am	No shading	No shading

	22 June	22 September	22 December
Cooper Street			
24 Cooper Street	No shading	6pm	8pm
26 Cooper Street	No shading	6pm	7.45pm - 8pm
28 Cooper Street	No shading	5.15pm – 6pm	No shading
30 Cooper Street	No shading	5.15pm – 6pm	No shading
31 Cooper Street	No shading	6pm	No shading
32 Cooper Street	No shading	5.45pm – 6pm	No shading
33 Cooper Street	No shading	6pm	No shading
34 Cooper Street	4.15pm – 4.30pm	5.45pm – 6pm	No shading
35 Cooper Street	No shading	6pm	No shading

	22 June	22 September	22 December
36 Cooper Street	4.15pm – 4.30pm	5.45pm – 6pm	No shading
37A/37B Cooper Street	No shading	6pm	No shading
38 Cooper Street	4.15pm – 4.30pm	5.45pm – 6pm	No shading
40 Cooper Street	4.15pm – 4.30pm	5.45pm – 6pm	No shading
41 Cooper Street	4.30pm	6pm	No shading
42 Cooper Street	4.15pm – 4.30pm	6pm	No shading
43 Cooper Street	4.30pm	No shading	No shading
44 Cooper Street	4.30pm	No shading	No shading
Vera Street			
17 Vera Street	No shading	6pm	No shading

	22 June	22 September	22 December
19 Vera Street	No shading	6pm	No shading
20A Vera Street	No shading	6pm	No shading
21 Vera Street	No shading	6pm	No shading
22 Vera Street	No shading	6pm	No shading
25 Vera Street	No shading	6pm	No shading
Firth Terrace			
20 Firth Terrace	4.30pm	No shading	No shading
22 Firth Terrace	4.30pm	No shading	No shading
24 Firth Terrace	4.30pm	No shading	No shading

Appendix C: Sunlight Shading – On-site Amenity

(Prepared by Ryman)

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