



Figure 5: From top left to bottom right: Views of the residential properties at 18, 20, 22, 24, 26, 28, 30 and 32 Ngataringa Road, directly opposite the site.



Figure 6: From top left to bottom right: Views of the residential properties at 34, 36, 38 and 40 Ngataranga Road, opposite the site.

- 2.7 To the east of the site are two residential properties. One is at 5 Ngataranga Road and the others at 29 and the rear of 31 Lake Road. The property at 29 Lake Road forms part of the site (see Figure 7).



Figure 7: From top left to bottom right: Views of the residential properties at 5 Ngataranga Road (front and rear), the rear of 31 Lake Road and 29 Lake Road.

- 2.8 To the west of the site there are three residential properties with access off the southern-most end of Wesley Street, although only two face onto the Ryman site (see Figure 8). The third property (at 3 Wesley Street) is down a right-of-way and faces out over the Waitemata Harbour towards the west.



Figure 8: Left: A view of the Wesley Street frontage of 39 Ngataranga Road. Right: A view of 1 Wesley Street.

- 2.10 The contextual analysis reveals an elevated, sunny site on a cul de sac street within 2 kilometres of the Devonport shopping centre and Ferry Terminal, and with magnificent views out over the Waitemata Harbour, the volcanic cones of the Auckland landscape, and the Auckland Central Area (see 'Views' in Section 4 of this report). The site is surrounded on three sides by typically suburban residential properties containing an eclectic mixture of detached houses varying in age, height, materials and architectural style.
- 2.11 From an overall contextual point of view, the site is considered to constitute an ideal location for a retirement village.

3 THE PLANNING CONTEXT

Zoning and Rules

- 3.1 The site is zoned Residential 4B (**Res B**) in the Auckland Council District Plan Operative North Shore Section 2002 (**District Plan**).
- 3.2 Res 4B is described as a 'Main Residential Area' and being of conventional urban character but with a more spacious style of development than Res 4A.
- 3.3 Table 16.2 and Rule 16.5.1 of the District Plan indicates that Res 4B provides for 'Retirement complexes' as a Discretionary Activity.

3.4 The following 'General Development Controls' in the Res 4B Zone (Rule 16.6.1 of the District Plan) are relevant to the proposal:

- (i) The maximum building height limit is 8.0m, with control flexibility, by means of a Limited Discretionary Activity application, up to 9.0m;
- (ii) The maximum building coverage is 35%;
- (iii) The maximum impervious area of the site is 70%;
- (iv) The recession plane controls are 2.5m plus 45 degrees;
- (v) The maximum building length for those parts of a building in excess of 5m in height shall be wholly contained within the arms of a 130 degree angle formed by two lines intersecting at a point on the adjacent boundary such that each line forms an angle of 25 degrees with the boundary;
- (vi) The front yard shall be a minimum of 5.0m, the rear yard a minimum of 3.0m and side yards a minimum of 1.2m;
- (vii) A foreshore yard of 20m is required across the entire coastal boundary of the site.
- (viii) Garages shall be set back at least 5m from the street boundary;
- (ix) Fences, boundary and retaining walls must not exceed 1.8m in height;
- (x) The permitted density is one unit per 450m², provided that 3-5 units at 400m² or greater per unit is a controlled activity and provided that more than 5 units at an average of 400m² or greater per unit is a limited discretionary activity; and
- (xi) The Mt Victoria Visual Protection Plane imposes a 9m height restriction over the eastern portion of the Ryman site, comprising 29 Lake Road.

4 THE SITE

Topography

- 4.1 The landform is undulating. The western half of the site slopes gently down from north to south while the eastern half slopes more steeply. From the highest point just to the east of the intersection of Ngataringa Road and Wesley Street, the land slopes down towards Lake Road in the east (see Figure 9).



Figure 9: A plan of the site, illustrating the land contour lines (spaced at 0.5m intervals)

Shape

- 4.2 The site is rectangular in shape and about three times as long as it is wide (see Figures 3 and 9).

Views

- 4.3 The site enjoys good views out over Ngataranga Bay and the Waitemata Harbour to the south-east, south and south-west (see Figures 10, 11 and 12).

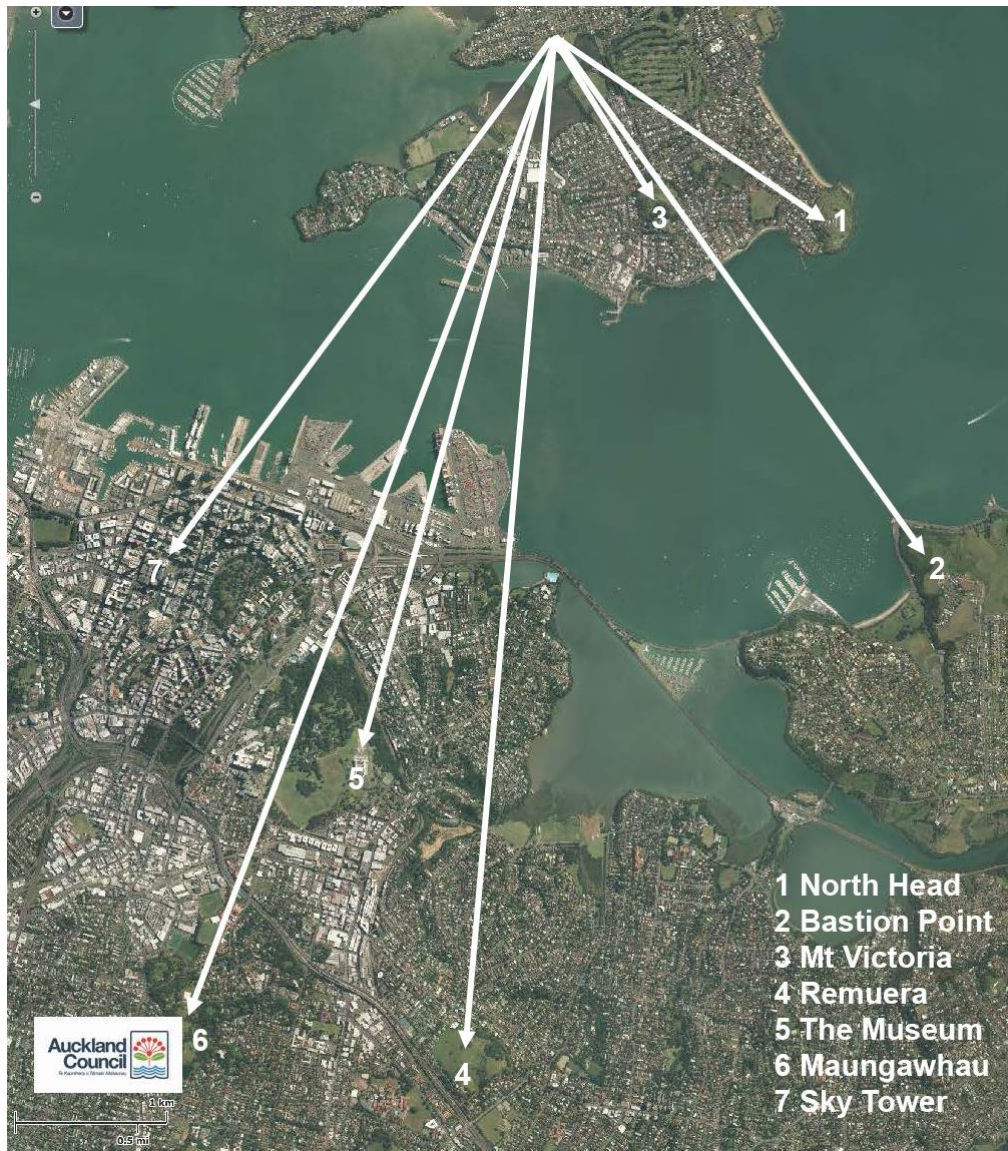


Figure 10: An Auckland Council GIS Viewer aerial photograph, illustrating some of the more identifiable components in the views from the site.



Figure 11: A panoramic photograph, illustrating the views of North Head and Mt Victoria from opposite the northern boundary of the site, looking south-eastwards.



Figure 12: A panoramic photograph, illustrating the views of Remuera (Mt Hobson), the war Memorial Museum in the Domain, Maungawhau (Mt Eden), and Sky Tower from the northern boundary of the site, looking south-westwards.

- 4.4 The site is visible from a number of surrounding publicly accessible locations. These include North Head, Mt Victoria, Ngataranga Park, Dacre Park, Jim Titchener Parade, Te Taua Moana Marae, Abbotsford Terrace and Bulwer Street (see Figures 13, 14, 15, 16, 17, 18, 19, 20 and 21).

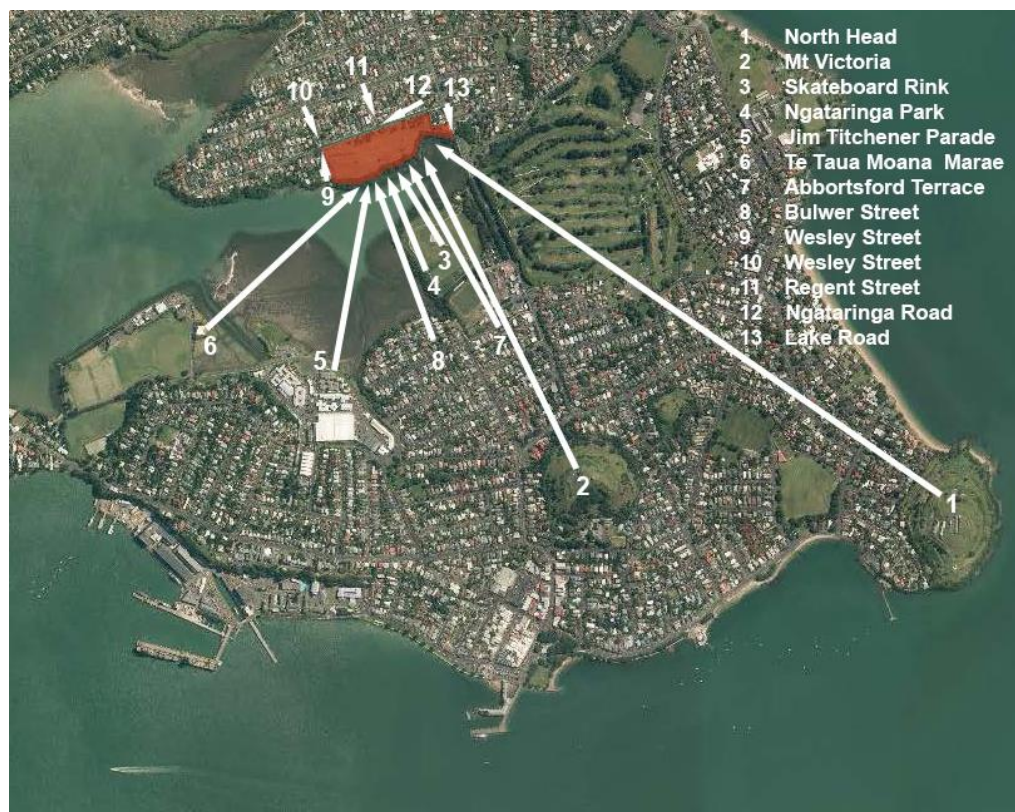


Figure 13: An Auckland Council GIS aerial photograph, illustrating views of the site from publicly accessible locations.



Figure 14: A distant view of the site (highlighted in red), looking northwards, from the summit of North Head. Mt Victoria is on the left of the image.



Figure 15: A view of the site (highlighted in red), looking northwards, from the summit of Mt Victoria.



Figure 16: A view of the site (highlighted in red) from the pathway leading from Dacre Park to the skateboard rink in Ngataringa Park.



Figure 17: A view of the site (highlighted in red), looking northwards, from the cycleway in Ngataringa Park.



Figure 18: A view of the site (highlighted in red) from Jim Titchener Parade, leading around the northern side of the Navy Supply Depot, on the way to the Ngataringa Bay Sports field.



Figure 19: A view of the site (highlighted in red) from Te Taua Moana Marae.



Figure 20: A view of the site (highlighted in red) from outside 7A Abbotsford Terrace.



Figure 21: A view of the site (highlighted in red) from outside 3 Bulwer Street.

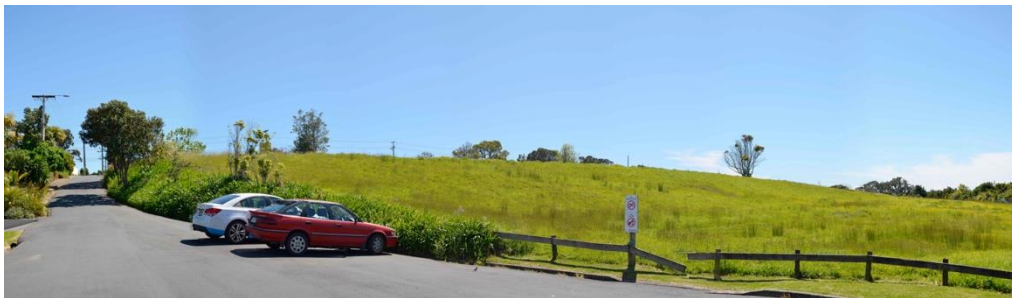


Figure 22: A view of the site (on the right) from Wesley Street (south).



Figure 23: A view of the site from Wesley Street (north).



Figure 24: A view of the site (straight ahead) from Regent Street.



Figure 25: A view of the site (on the left) from Ngataranga Road.



Figure 26: A view of the site (to the right of the red car) from Lake Road.

Existing buildings

- 4.5 With the exception of the existing house at 29 Lake Road, there are no existing buildings on the site.

Existing vegetation

- 4.6 The site is generally grassed and contains a variety of mature trees located in what appears to be a random fashion. The majority of the trees are along the southern boundary of the site where the land falls steeply down towards Ngataringa Bay. There are also a series of less densely planted trees along the Ngataringa Road boundary of the site (see Figures 27, 28 and 29).



Figure 27: An Auckland Council GIS Viewer aerial photograph of the site.

Access

- 4.7 Currently the site has three point of vehicle access; from just to the west of 5 Ngataringa Road, from just south of the intersection of Ngataringa Road and Wesley Street, and from Lake Road (see Figure 27).
- 4.8 The entrance to the eastern end of the private laneway, known as 'Wakakura Crescent', passes under a canopy of trees before traversing the relatively open ground as far as the western boundary of the site, where it joins Wesley Street.
- 4.9 Pedestrian access is possible from anywhere along the northern and western boundaries of the site. There is a pedestrian pathway leading from Lake Road along the southern side of 29 Lake Road, into the eastern end of the site (see Figure 27).
- 4.10 A somewhat dilapidated bitumen-surfaced Wakakura Crescent private laneway winds its way through the site from the entrance at its eastern end to

a former parking area accessed off the Wesley Street boundary (see Figures 27 and 28).



Figure 28: A view, looking south-westwards, of part of the Wakakura Crescent private laneway winding its way through the site. Ngataringa Road is at the top of the sloping land to the right of the photograph. The pathway on the left links to the Lake Road pedestrian entrance, illustrated in Figure 27.

- 4.11 The proposed four points of vehicular access to the Retirement Village will be from the existing entrance on Ngataringa Road, from two entrances on Wesley Street and from one on Lake Road, the last of which will serve the eight apartments in Building B06 only.

Neighbouring properties

- 4.12 The northern boundary of the site is edged by Ngataringa Road (see Figures 29, 30, 31 and 32).



Figure 29: A Google Earth aerial photograph of the boundaries of the site, illustrating its relationship with Ngatarunga Road (to the north), Ngatarunga Bay (to the south), Lake Road (to the east) and Wesley Street (to the west).



Figure 30: A view of Ngatarunga Road, looking westwards, illustrating the Ryman site on the left.



Figure 31: A view of Ngataringa Road, looking westwards, illustrating the houses on its elevated northern side, which face towards the site.



Figure 32: The residential properties on the northern side of Ngataringa Road, as viewed from within the site near the southern boundary (panoramic photograph).

- 4.13 The southern boundary of the site is defined by a ‘wall’ of thick vegetation growing on the steeply sloping land that abuts the eastern-most reaches of Ngataringa Bay (see Figures 33, 34, 35 and 36).



Figure 33: A view along the western half of the southern boundary of the site, looking eastwards, from the cul de sac at the southern end of Wesley Street.



Figure 34: A view along the eastern half of the southern boundary of the site, looking eastwards, from near the pile of dead gorse visible in Figure 26 above. The top of Rangitoto Island can be seen near the left of the image.



Figure 35: A view of the site, looking eastwards, from approximately midway along its southern boundary.

- 4.14 From higher up the site, nearer Ngataranga Road, it is possible to see over the vegetation demarcating its southern boundary to the magnificent panoramic views from east of Mt Victoria to Sky Tower in the Auckland Central Area (see Figure 36).



Figure 36: A panoramic view of the vegetation along the southern boundary of the site, looking southwards, from the Ngataranga Road boundary of the site. Mt Victoria can be seen on the left of the image and Sky Tower and the Auckland Central Area to the right.

- 4.15 The eastern boundary of the site borders the rear of the residential properties at 5 Ngataranga Road and the rear of 31 Lake Road (see Figures 29, 37 and 38). This is the only boundary that *directly* adjoins other residential properties. The southern boundary adjoins the edge of Ngataranga Bay while the northern and western boundaries adjoin the public spaces of Ngataranga Road and Wesley Street respectively.



Figure 37: A Google Earth aerial photograph of the eastern boundary of the site, illustrating its relationship with 5 Ngataringa Road and the rear of 31 Lake Road.



Figure 38: A view towards the eastern boundary of the site, illustrating the rear of the houses at 5 Ngataringa Road (on the left) and 31 Lake Road (on the right). The pedestrian access to Lake Road is just to beyond the right-hand edge of the photograph.

- 4.16 The western boundary of the site borders Wesley Street. The house at 39 Ngataringa Road (on the corner of Wesley Street) orientates primarily to Ngataringa Bay Road and the north. The house at 1 Wesley Street fronts

onto Wesley Street, which runs along the western edge of the site, and looks across this road towards the Ryman site. However, the main orientation of the indoor and outdoor living areas of this house appear to be to the west, towards the views of the Waitemata Harbour and the Harbour Bridge (see Figures 29, 39 and 40).



Figure 39: A Google Earth aerial photograph of the properties at 39 Ngataranga Road, and 1 and 3 Wesley Street.



Figure 40: A view from the Wakakura Crescent private laneway towards the western boundary of the site, illustrating the houses at 1 Wesley Street (on the left) and at 39 Ngataranga Road (on the right).

Public transport routes

- 4.17 There is a bus stop directly adjoining the site in Ngataringa Road (see Figure 35). This provides access to bus route number 815 between Devonport and Westwell Road, Belmont. Buses on Route 813 (from Devonport and Takapuna, via Belmont) also travel along Lake Road on a regular basis. There is a bus stop on this route in Lake Road very close to the eastern end of Ngataringa Road. In addition, the relatively short 2km distance to the Devonport ferry makes access to the Auckland Central Area relatively easy (see Figures 41 and 42).



Figure 41: The Route 815 bus stop near the northern boundary of the site, directly opposite number 22 Ngataringa Road.



Figure 42: Bus routes in the Ngataranga Road area.

5 THE PROPOSAL

5.1 The proposed retirement village involves the following works:

- i. The construction of a new retirement village consisting of the following new buildings (see Figures 43, 44 and 45):
 - A 2-5 storey Building B01, containing 78 Assisted Living Suites (ASL's), 120 Care Beds, 1 one bedroom and 1 two bedroom apartment, 40 car parks and all the retirement village communal amenities. This building is located near the centre of the site, opposite Regent Street, and is accessed from the

Wakakura Crescent private laneway which will continue to run through the site;

- A 3-6 storey Building B02, to the immediate west of Building B01, containing 49 two bedroom apartments and 56 car parks;
- A 3-5 storey Building B03, in the south-western corner of the site, containing 6 one bedroom, 32 two bedroom and 11 three bedroom independent living apartments, and 50 car parks;
- A 3 storey Building B04, in the north-western corner of the site, containing 18 two bedroom and 9 three bedroom apartments and 35 car parks;
- A 2-4 storey high Building B05, to the immediate east of Building B01, containing 41 two bedroom and 12 three bedroom apartments and 54 car parks; and
- A 2 storey high Building B06, fronting onto Lake Road, containing 1 one bedroom and 7 two bedroom apartments and 10 car parks.
- Spread over the entire site are a total of 24 on grade car parks.

5.2 Because some of the details, lines and dimensions on the drawings included in the Figures are difficult to read at A4 size, the corresponding full scale Ryman Drawing number has been included in the Figure title.

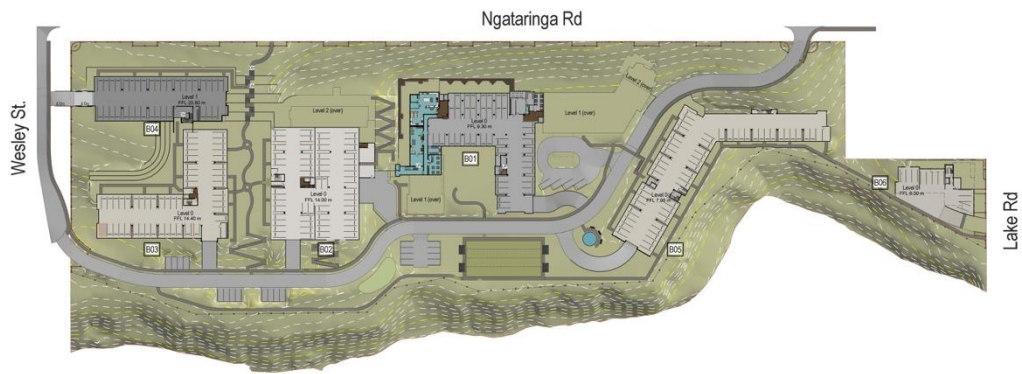


Figure 43: The Level 0 (Basement) plan (Ryman Drawing A0-050 RC07).



Figure 44: The site plan, illustrating the proposed Entry Level (ground floor) plan inserted into its existing residential neighbourhood and coastal context (Ryman Drawing A0-060 RC08).



Figure 45: The site plan (illustrating the roof plan) inserted into its existing residential neighbourhood and coastal context (Ryman Drawing A2-020 RC04).



Figure 46: The site plan, with the red shaded areas illustrating the trees to be removed (Ryman Drawing A0-040 RC06).

Building B01

- 5.3 The 2-5 level Building B01 provides the physical, social, recreational and administrative focus of the entire village, with its plan form playing a major role in spatially defining and containing the two main outdoor spaces.
- 5.4 Building B01 accommodates the reception area, administrative offices, the communal dining, lounge, library, theatre, chapel, beauty therapy, hair salon, swimming pool and gymnasium recreational amenities, together with 78 Assisted Living Suites, 120 Care Beds, 1 one bedroom independent living apartment, 1 two bedroom independent living apartment and 40 car parks (see Figures 47, 48, 49, 50, 51, 52 and 53).
- 5.5 At the ground floor level (Level 1), the floor plan contains most of the communal amenities that open out onto two generously scaled and sunny outdoor areas (see Figures 43, 44 and 48). To the south of the larger of the two is the bowling green, which provides the main spatial and social focus for the retirement village.
- 5.6 Floor Levels 1, 2 and 3 contain care beds, care suites, assisted living suites, all separated into distinct areas of each floor plan.



Figure 49: The Level 2 floor plan of Building B01 (Ryman Drawing A1-020 RC14).



Figure 50: The Level 3 floor plan of Building B01 (Ryman Drawing A1-020 RC14).

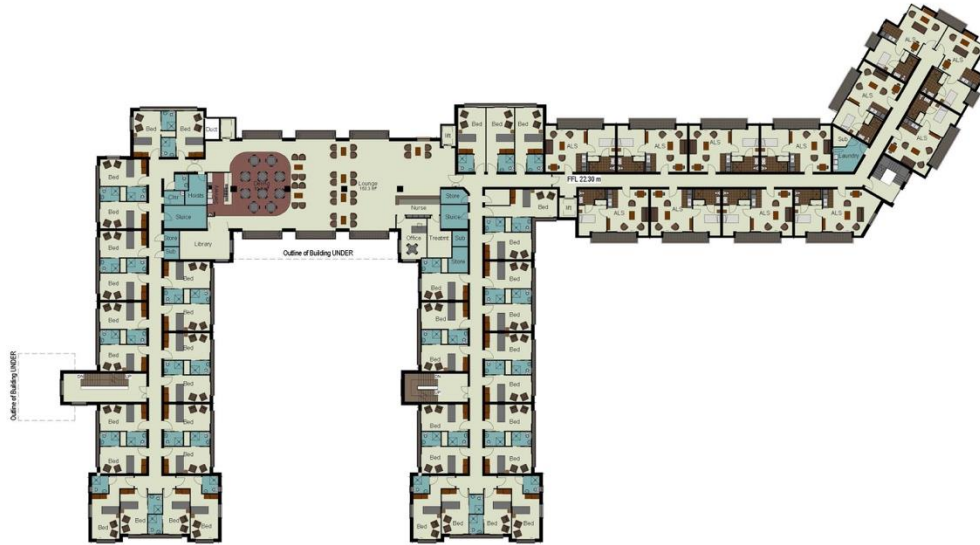


Figure 51: The Level 4 floor plan of Building B01 (Ryman Drawing A1-030 RC15).



Figure 52: The Level 5 floor plan of Building B01 (Ryman Drawing A1-030 RC15).

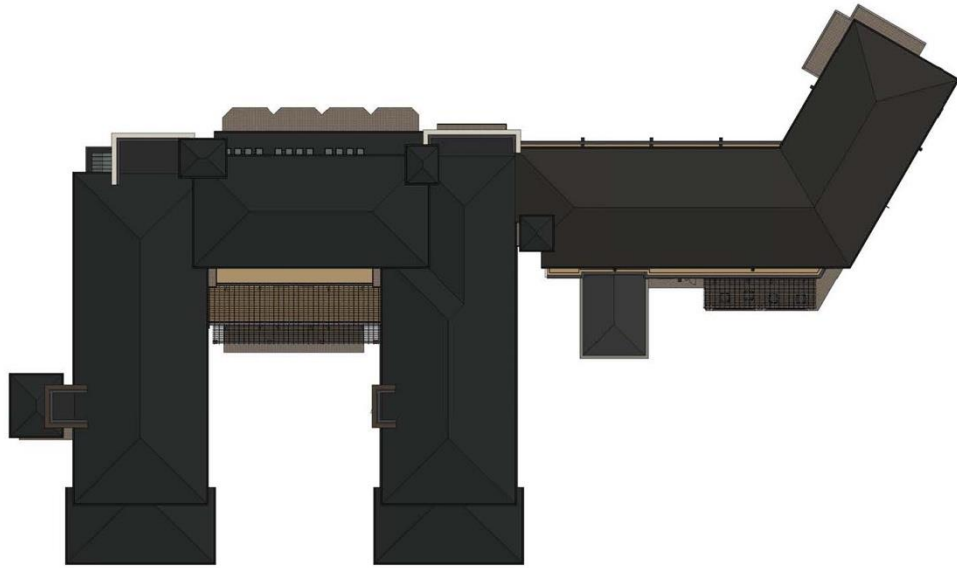


Figure 53: The roof plan of Building B01 (Ryman Drawing A1-030 RC15).

5.7 The Building B01 elevations are illustrated in Figure 54.

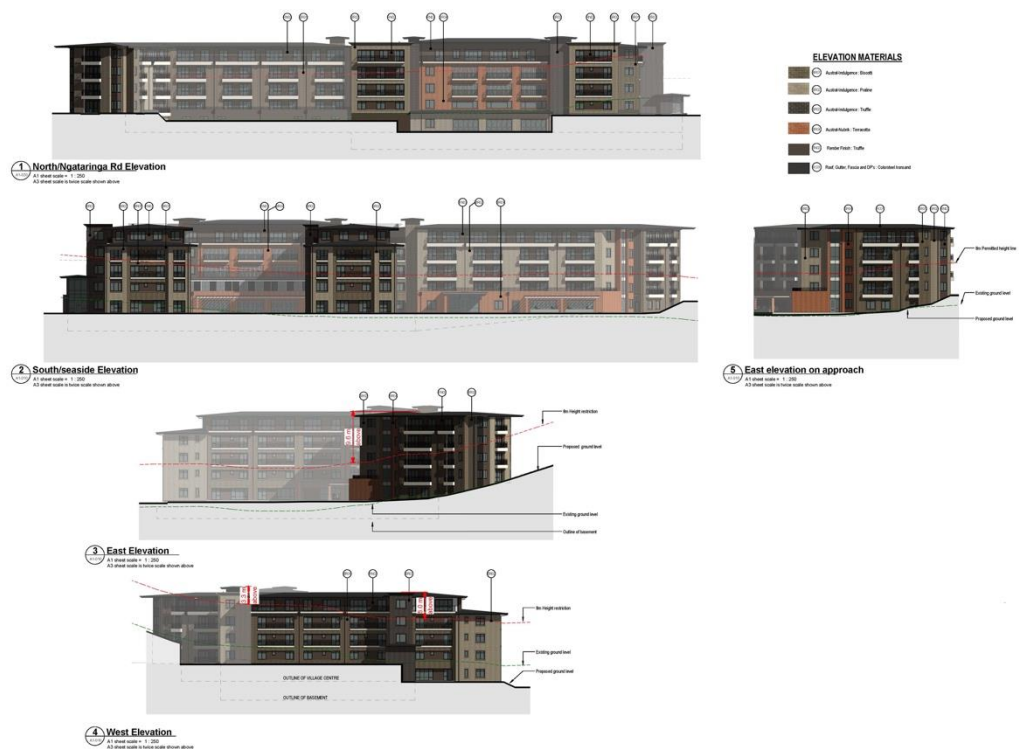


Figure 54: Top to bottom: the north, south, east and west elevations of Building B01. The image on the right is the east elevation on approach from Ngataringa Road (Ryman Drawing A1-010 RC16).

- 5.8 Building B01 fully complies with the height in relation to boundary recession plane applying to the northern (Ngataranga Road) boundary of the site (see Figure 55, 56 and 57).
- 5.9 The broken red line on all the site cross sections included in this report illustrates the 8m permitted maximum building, measured from existing ground level. This means that along the Ngataranga Road frontage of the site, and subject only to the 'maximum building length' and 2.5m plus 45 degree 'height-in-relation-to-boundary' recession plane controls, buildings of up to 8m in height are permitted.
- 5.10 The continuous crimson line (labelled on the drawings "8m height at recession plane") commences at the point of intersection of the 8m maximum permitted height plane and the height-in-relation-to-boundary recession plane, near the Ngataranga Road frontage of the site, and then extends as an horizontal plane southwards across the site. This line demonstrates that a building that does not significantly penetrate above this line, although increasingly taller towards the south of the site than a permitted 8m high building (above existing ground level), will still appear to be approximately 8m high when viewed from the existing residential properties on the opposite side of Ngataranga Road. In other words, both permitted buildings and the proposed buildings would have visual effects on the properties on the northern side of Ngataranga Road similar to those anticipated by the District Plan.



Figure 55: Section A through Building B01 (Ryman Drawing A3-020 RC11).

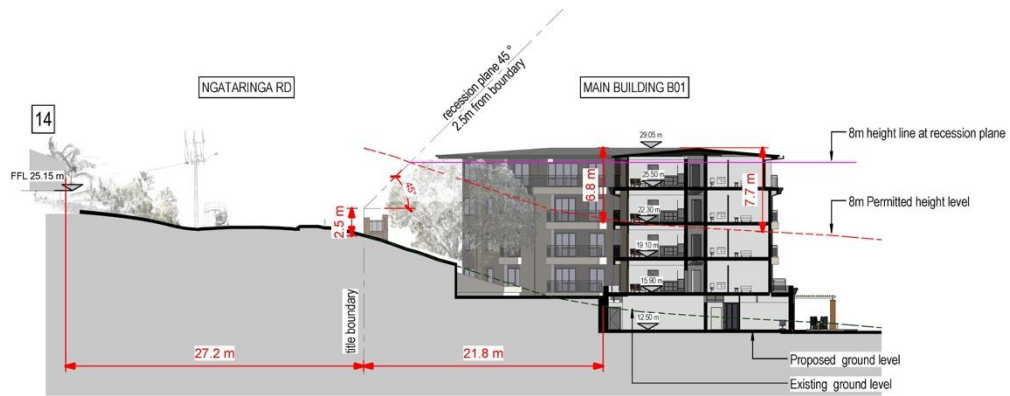


Figure 56: Section B through Building B01 (Ryman Drawing A3-020 RC11).



Figure 57: Section C through Building B01 (Ryman Drawing A3-020 RC11).

Building B02

- 5.11 The 3-6 level Building B02 is located immediately to the west of Building B01. The building contains 49 two bedroom and 7 three bedroom independent living apartments and 56 car parks (see Figures 58, 59, 60, 61, 62, 63, 64 and 65).



Figure 58: The Level 0 (basement) floor plan of Building B02 (Ryman Drawing A1-010 RC17).



Figure 59: The Level 1 (ground) floor plan of Building B02 (Ryman Drawing A1-010 RC17).



Figure 60: The Level 2 floor plan of Building B02 (Ryman Drawing A1-010 RC17).

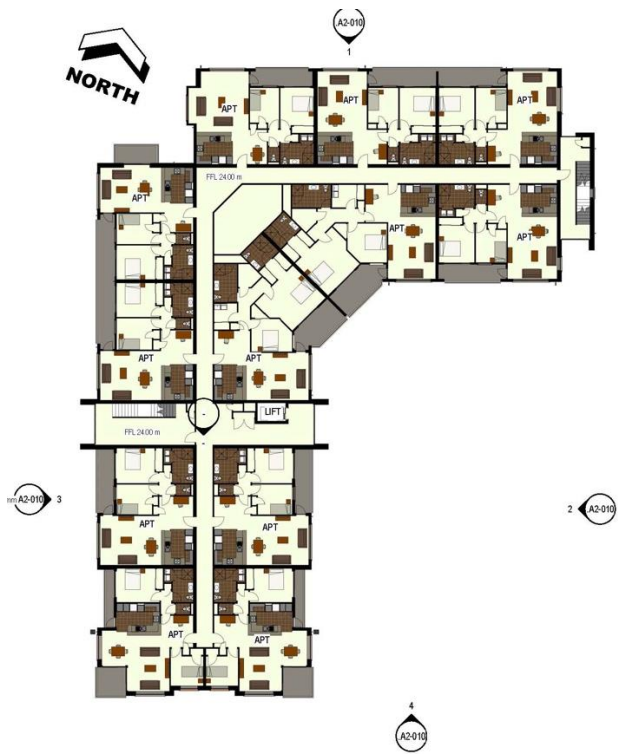


Figure 61: The Level 3 floor plan of Building B02 (Ryman Drawing A1-020 RC18).



Figure 62: The Level 4 floor plan of Building B02 (Ryman Drawing A1-020 RC18).



Figure 63: The Level 5 floor plan of Building B02 (Ryman Drawing A1-020 RC18).



Figure 64: The Level 6 floor plan of Building B02 (Ryman Drawing A1-020 RC18).

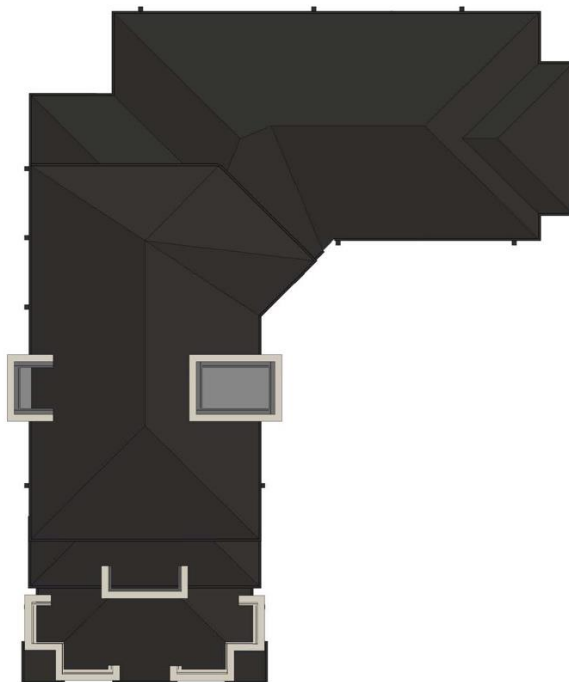


Figure 65: The roof plan of Building B02 (Ryman Drawing A1-020 RC18).

5.12 The Building B02 elevations are illustrated in Figure 66.

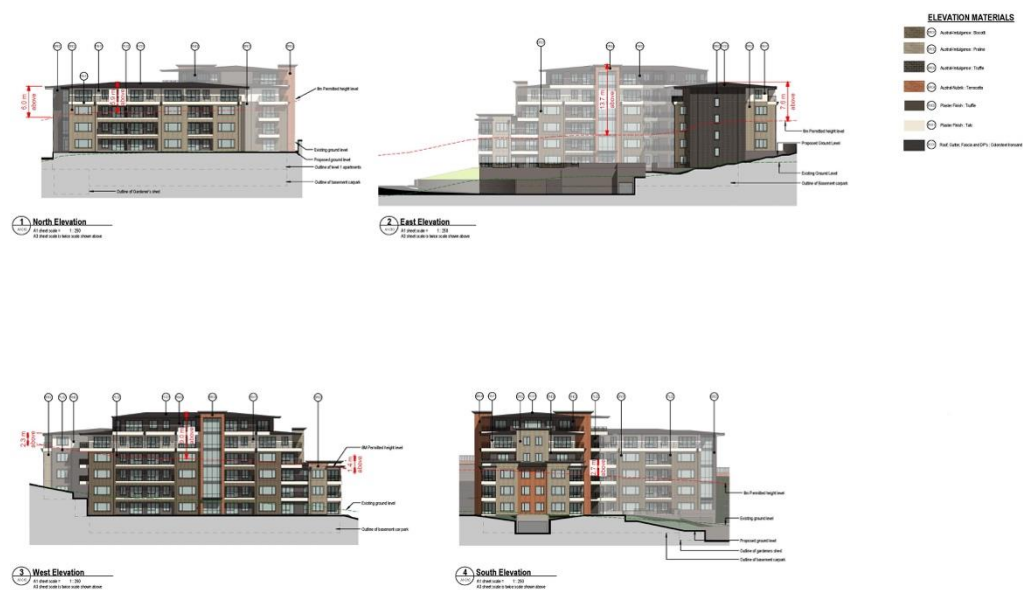


Figure 66: From top left to bottom right: the north, east, west and south elevations of Building B02 (Ryman Drawing A2-010 RC19).

5.13 Building B02 fully complies with the height in relation to boundary recession plane applying to the northern boundary of the site (see Figure 67).

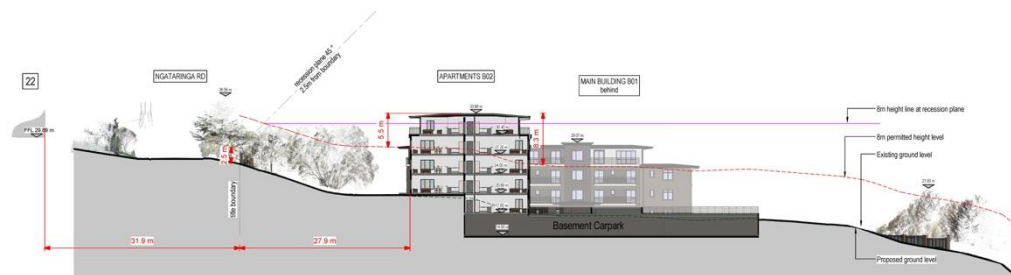


Figure 67: Section 2 through Building B02 (Ryman Drawing A3-010 RC10).

Building B03

5.14 The 3-5 level Building B03 is located immediately to the west of Building B02, near the south-western corner (Wesley Street) boundary of the site. The building contains 6 one bedroom, 32 two bedroom and 11 three bedroom independent living apartments and 50 car parks (see Figures 68, 69, 70, 71, 72, 73 and 74).

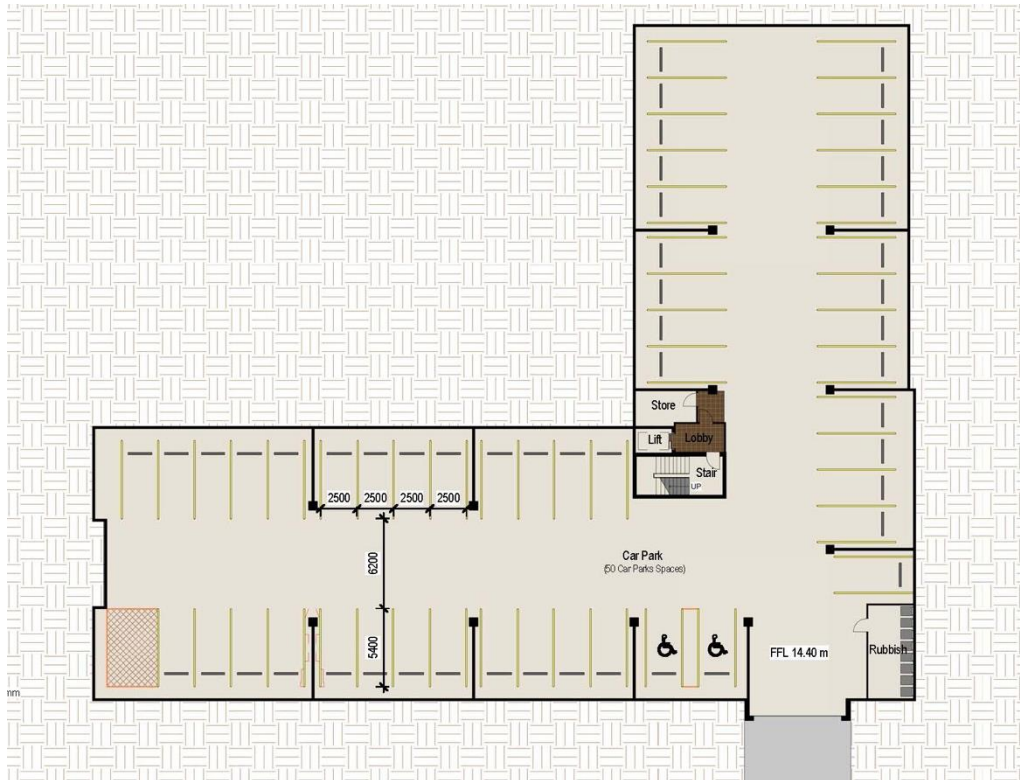


Figure 68: The Level 0 (basement) floor plan of Building B03 (Ryman Drawing A1-010 RC20).



Figure 69: The Level 1 (ground) floor plan of Building B03 (Ryman Drawing A1-010 RC20).



Figure 70: Level 2 floor plan of Building B03 (Ryman Drawing A1-010 RC20).



Figure 71: Level 3 floor plan of Building B03 (Ryman Drawing A1-010 RC20).



Figure 72: The Level 4 floor plan of Building B03 (Ryman Drawing A1-010 RC20).



Figure 73: The Level 5 floor plan of Building B03 (Ryman Drawing A1-010 RC20).

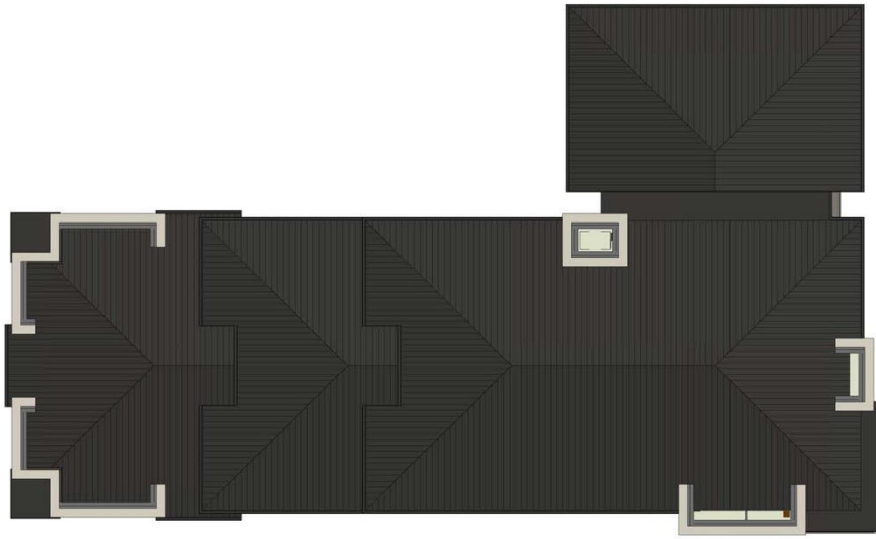


Figure 74: The roof plan of Building B03 (Ryman Drawing A1-010 RC20).

5.15 The Building B03 elevations are illustrated in Figure 75.

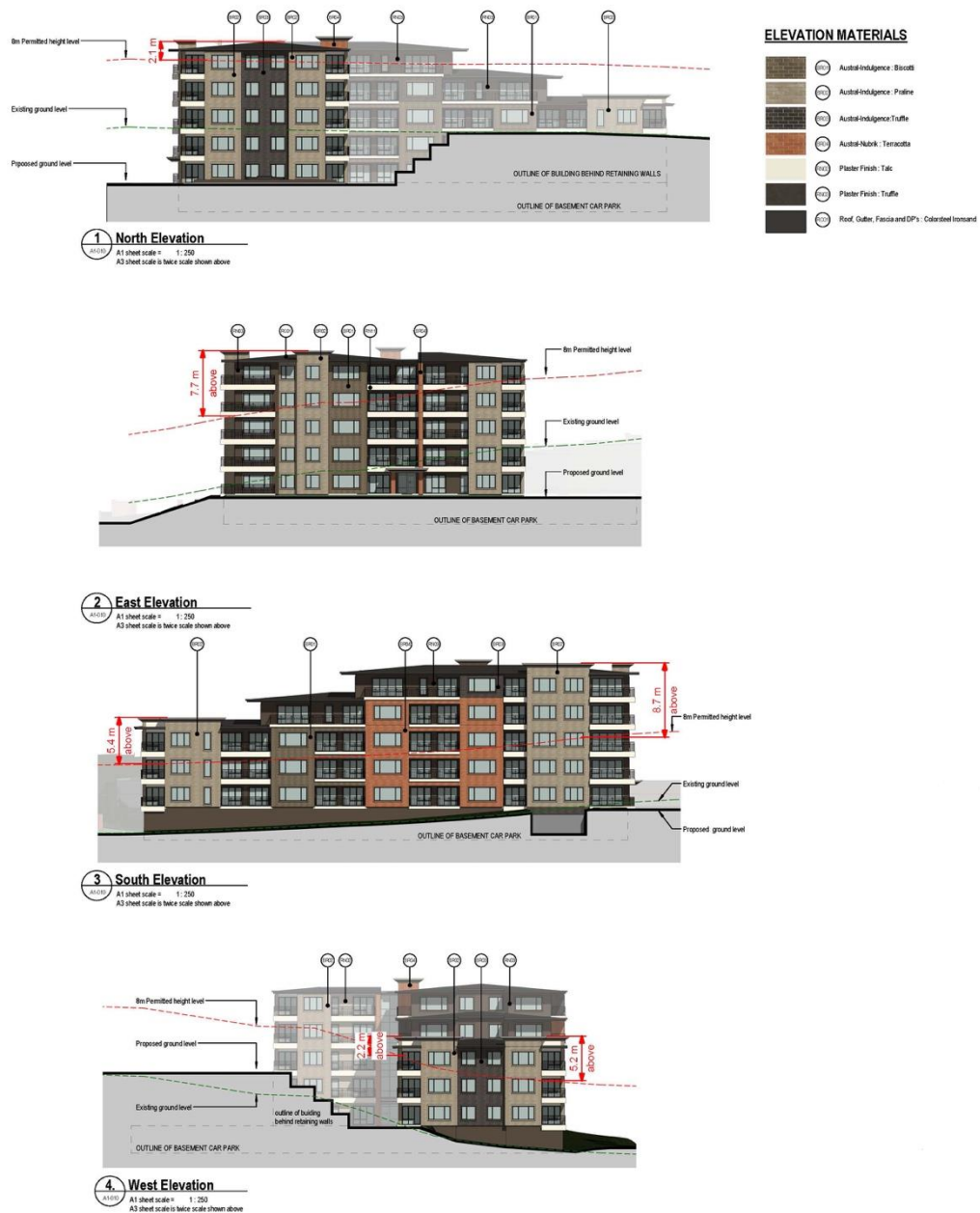


Figure 75: From top to bottom: The north, east, south and west elevations of Building B03 (Ryman Drawing A2-010 RC21).

5.16 Building B03 fully complies with the height in relation to boundary recession plane applying to the western boundary of the site (see Figures 76 and 77).



Figure 76: Section 1 through Buildings B03 (right) and B04 (left). Building B02 can be seen in the background between Buildings B03 and B04 (Ryman Drawing A3-010 RC10).



Figure 77: Section A through Building B03 (Ryman Drawing A3-030 RC12).

Building B04

- 5.17 The 3 level Building B04 is located in the north-western corner of the site at the intersection of Ngataringa Road and Wesley Street. The building contains 18 two bedroom and 9 three bedroom independent living apartments and 30 car parks (see Figures 78, 79, 80, 81, 82 and 83).

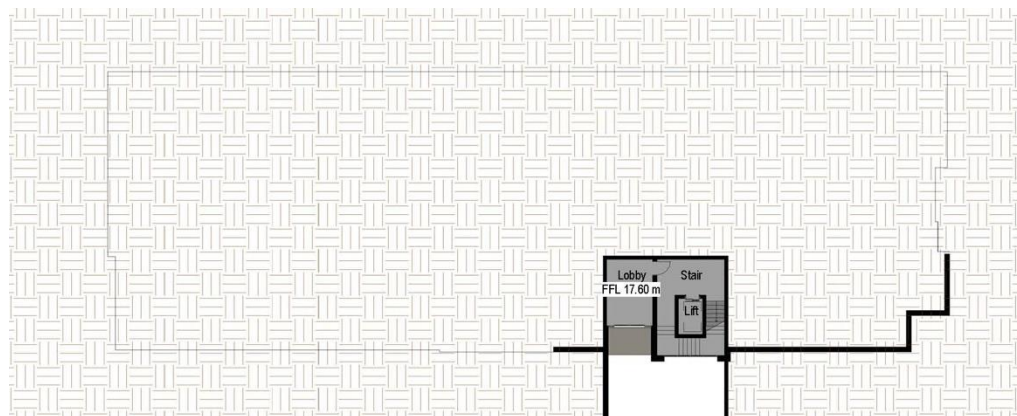


Figure 78: The Level 0 (Entry) floor plan of Building B04 (Ryman Drawing A1-010 RC22).

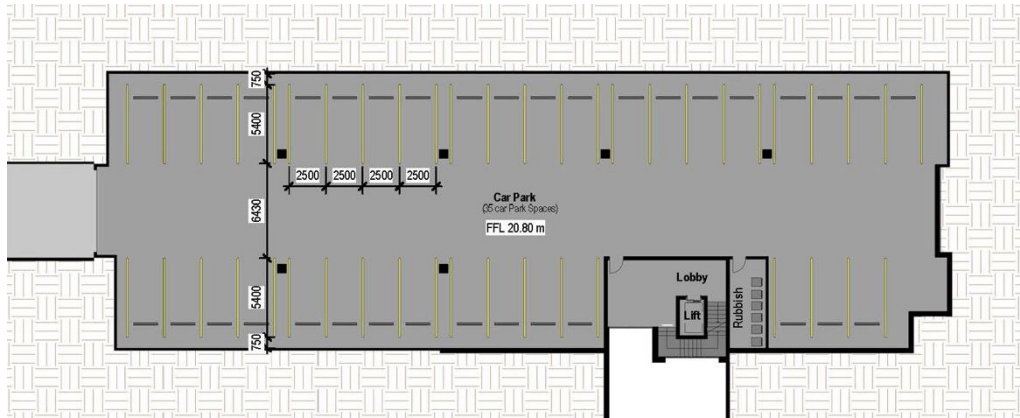


Figure 79: The Level 1 (basement) floor plan of Building B04 (Ryman Drawing A1-010 RC22).



Figure 80: The Level 2 floor plan of Building B04 (Ryman Drawing A1-010 RC22).



Figure 81: The Level 3 floor plan of Building B04 (Ryman Drawing A1-010 RC22).



Figure 82: The Level 4 floor plan of Building B04 (Ryman Drawing A1-010 RC22).

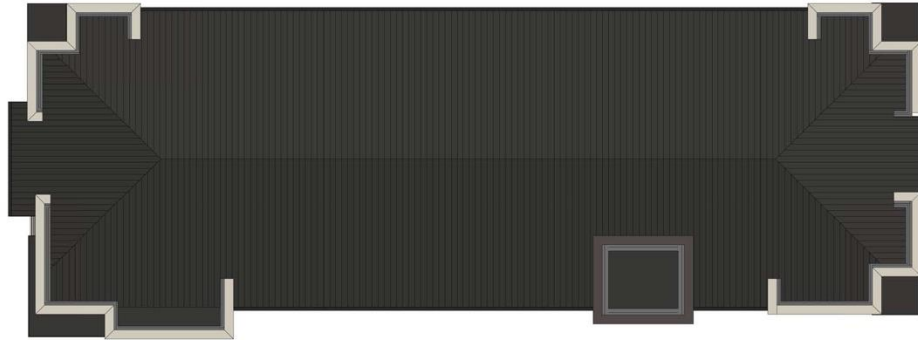


Figure 83: The roof plan of Building B04 (Ryman Drawing A1-010 RC22).

5.18 The Building B04 elevations are illustrated in Figure 84.

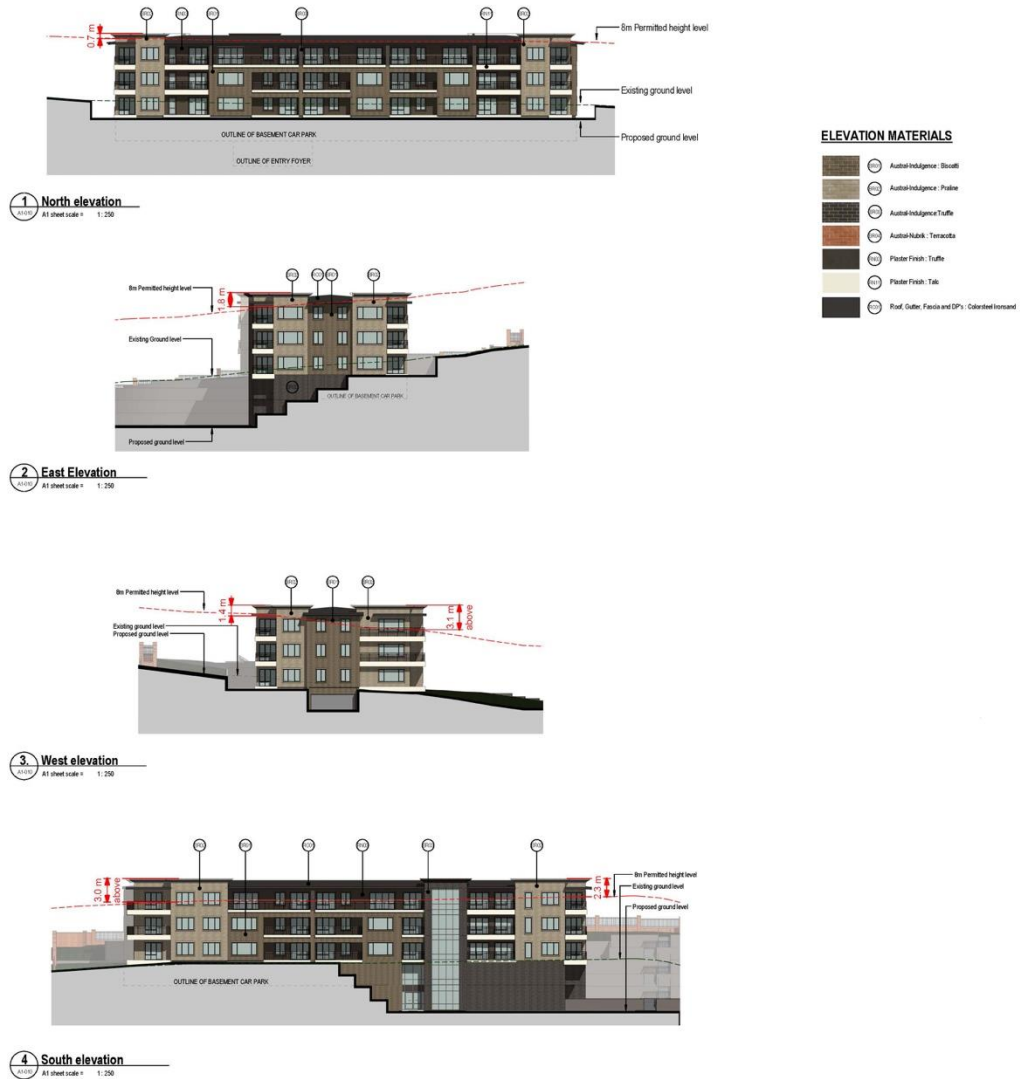


Figure 84: From top to bottom: The north, east, west and south elevations of Building B04 (Ryman Drawing A2-040 RC23).

5.19 Building B04 fully complies with the height in relation to boundary recession planes applying to the northern and western boundaries of the site (see Figures 85 and 86).



Figure 85: Section 1 through Buildings B04 (left) and B03 (right). Building B02 can be seen in the background between Buildings B04 and B03 (Ryman Drawing A3-010 RC10).

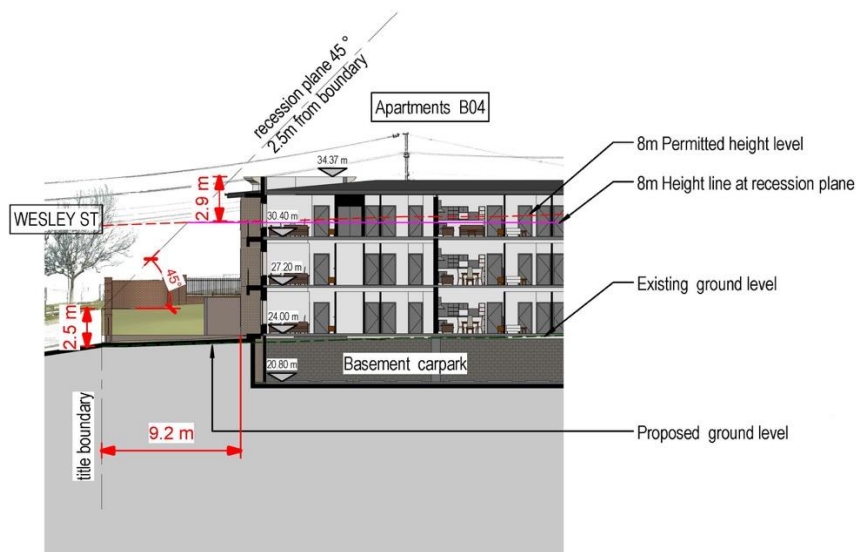


Figure 86: Section A through Building B04 (Ryman Drawing A3-030 RC12).

Building B05

- 5.20 The 2-4 level Building B05 is located immediately to the east of Building B01 and south of the Ngataranga Road entrance to the site. The building contains 41 two bedroom and 12 three bedroom independent living apartments and 54 car parks (see Figures 87, 88, 89, 90, 91 and 92).

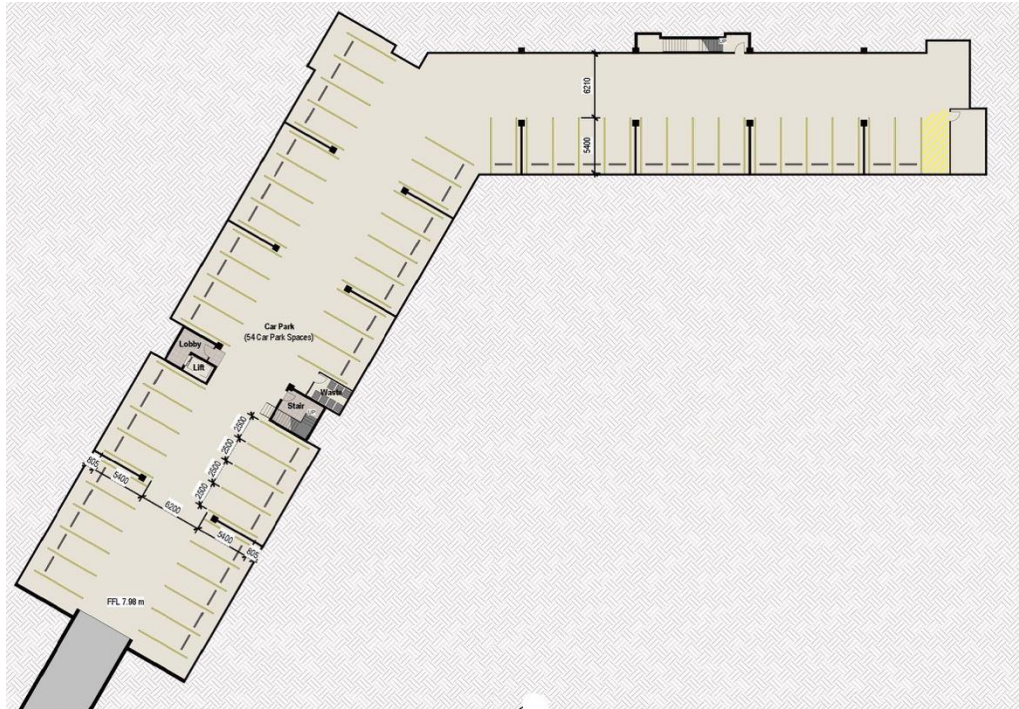


Figure 87: The Level 0 (basement) floor plan of Building B05 (Ryman Drawing A1-010 RC24).



Figure 88: The Level 1 (ground) floor plan of Building B05 (Ryman Drawing A1-010 RC24).

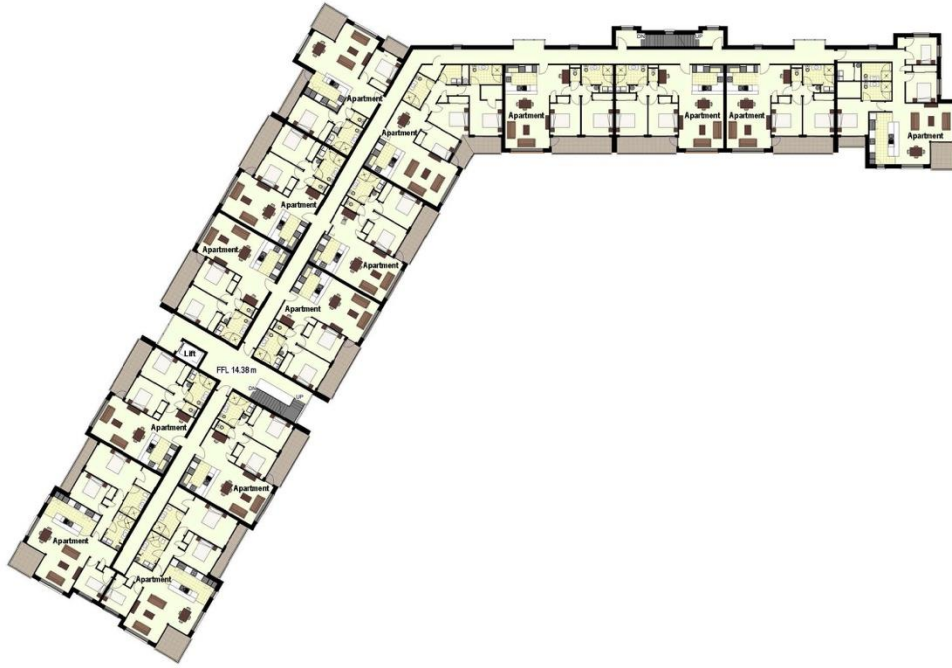


Figure 89: The Level 2 floor plan of Building B05 (Ryman Drawing A1-020 RC25).

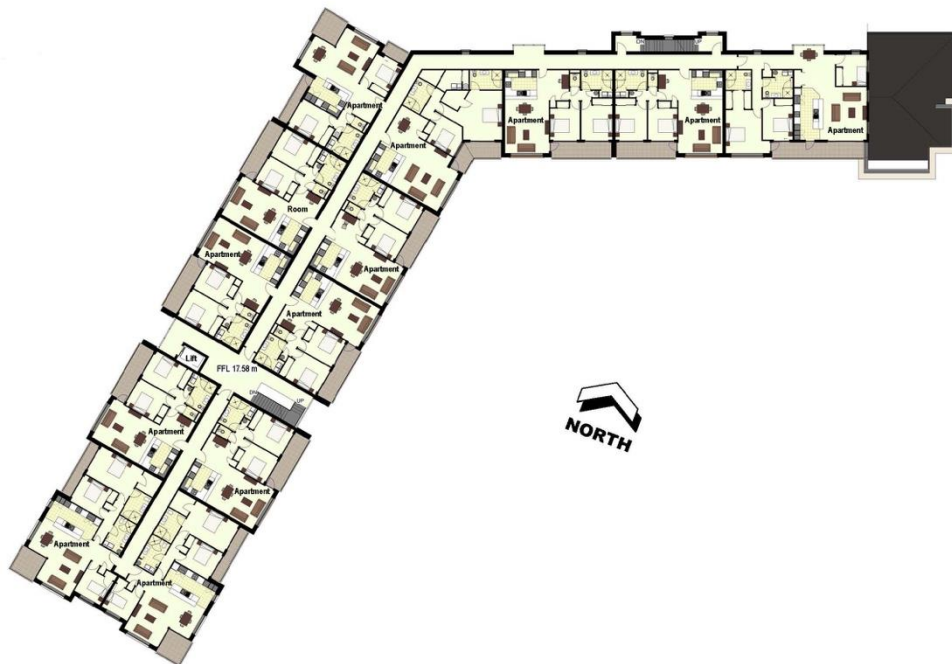


Figure 90: The Level 3 floor plan of Building B05 (Ryman Drawing A1-020 RC25).



Figure 91: The Level 4 floor plan of Building B05 (Ryman Drawing A1-030 RC26).

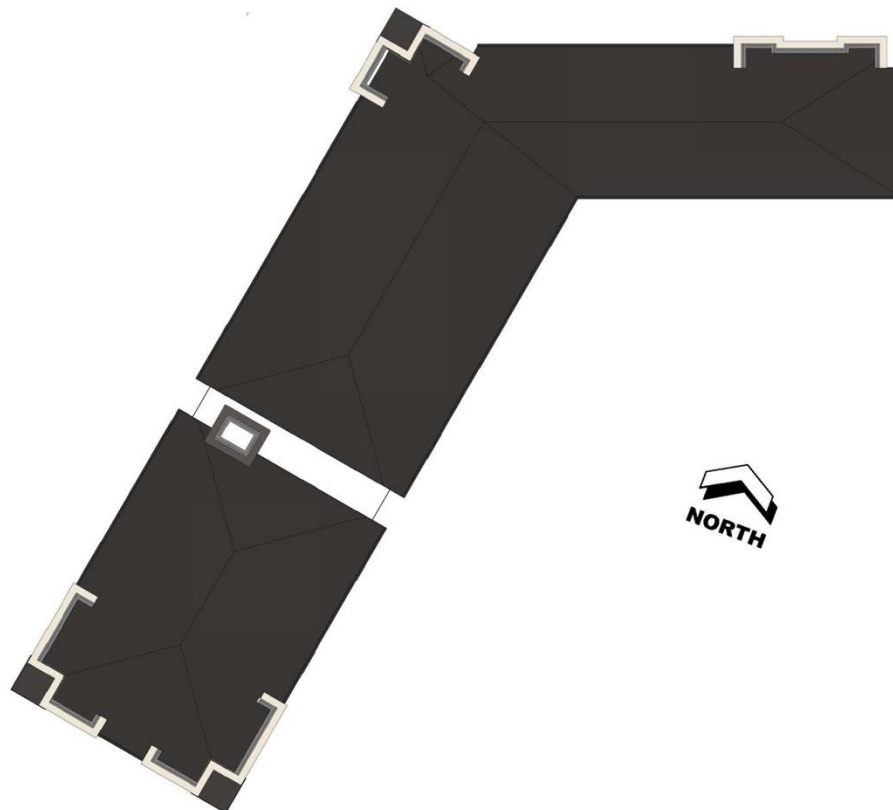


Figure 92: The roof plan of Building B05 (Ryman Drawing A1-030 RC26).

5.21 The Building B05 elevations are illustrated in Figure 93.

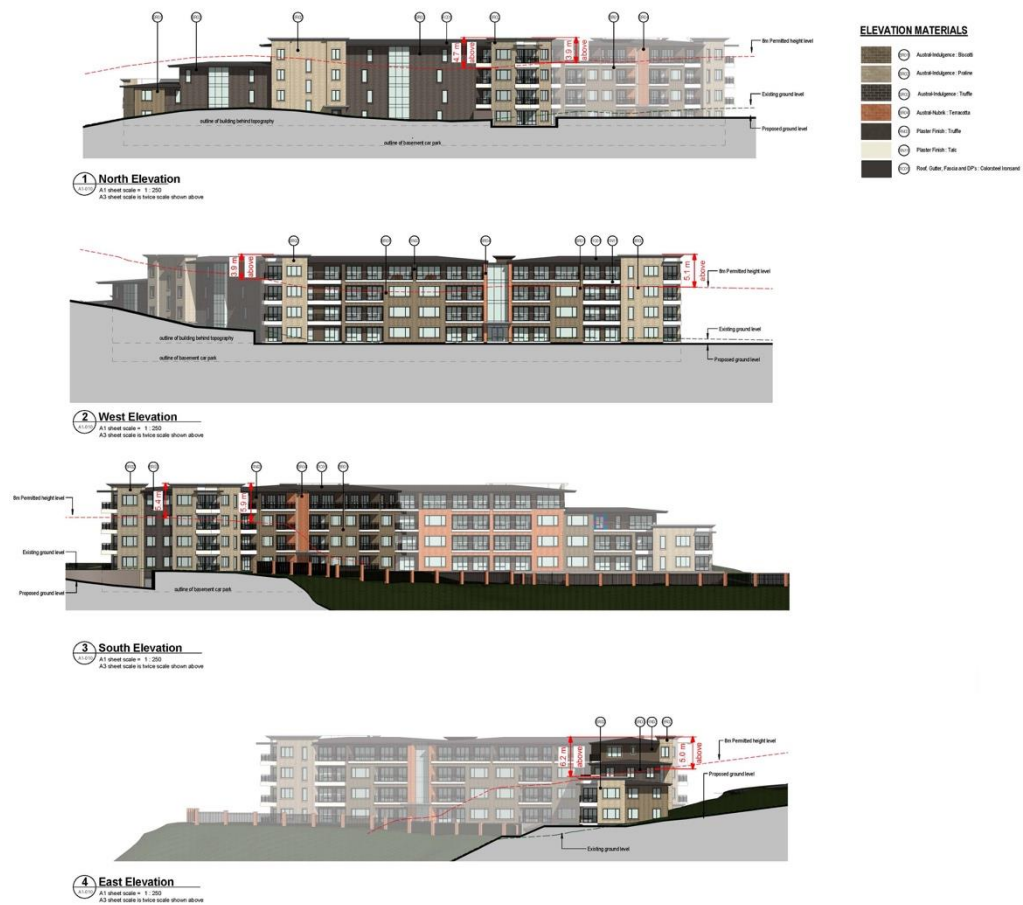


Figure 93: From top to bottom: The east, south, north-east, west and north elevations of Building B05 (Ryman Drawing A2-010 RC27).

5.22 Building B05 fully complies with the height in relation to boundary recession plane applying to the northern boundary of the site (see Figures 94 and 95).

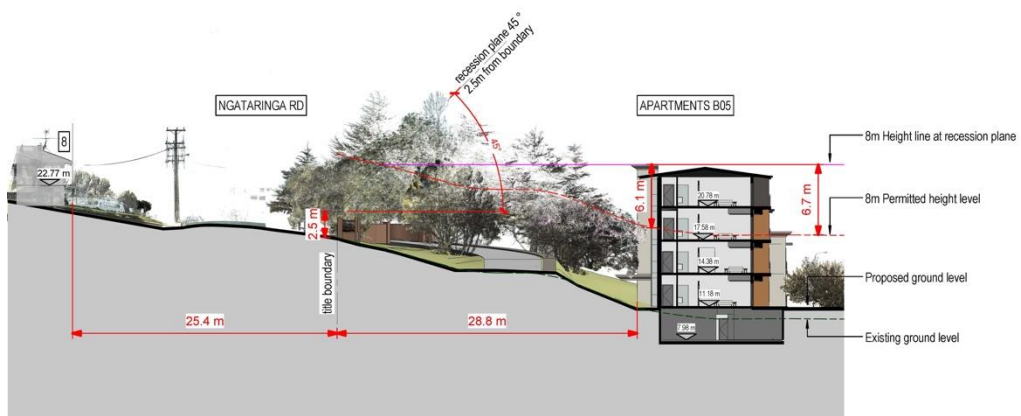


Figure 94: Section A through Building B05 (Ryman Drawing A3-030 RC12).