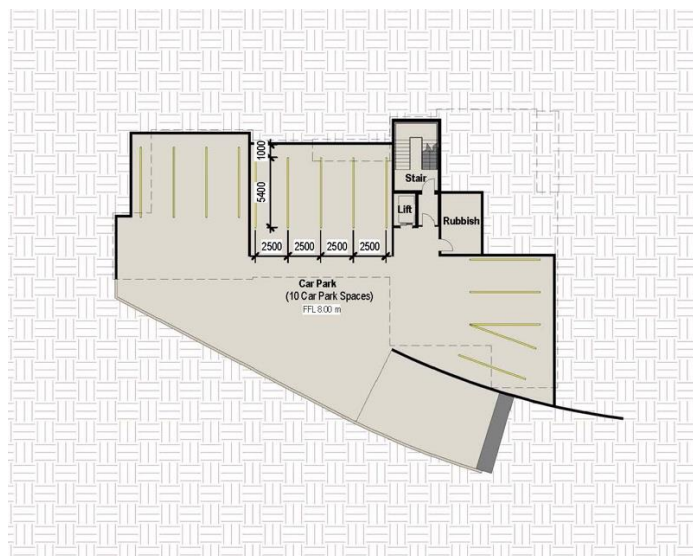


**Figure 95: Section B through Building B05 (Ryman Drawing A3-030 RC12).**

### Building B06

- 5.23 The 2 level Building B06 is located on the small triangular shaped piece of land fronting on to Lake Road. The building contains 1 one bedroom and 7 two bedroom independent living apartments and 10 car parks (see Figures 96, 97, 98 and 99).



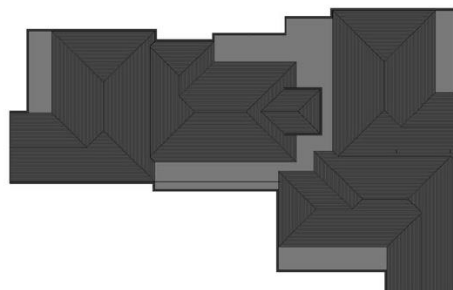
**Figure 96: The Level 0 (basement) floor plan of Building B06 (Ryman Drawing A1-010 RC28).**



**Figure 97: The Level 1 (ground) floor plan of Building B06 (Ryman Drawing A1-010 RC28).**

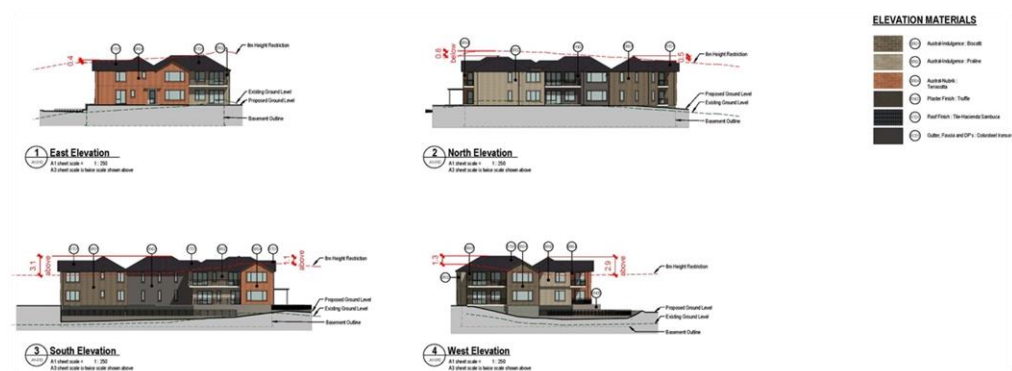


**Figure 98: The Level 2 floor plan of Building B06 (Ryman Drawing A1-010 RC28).**



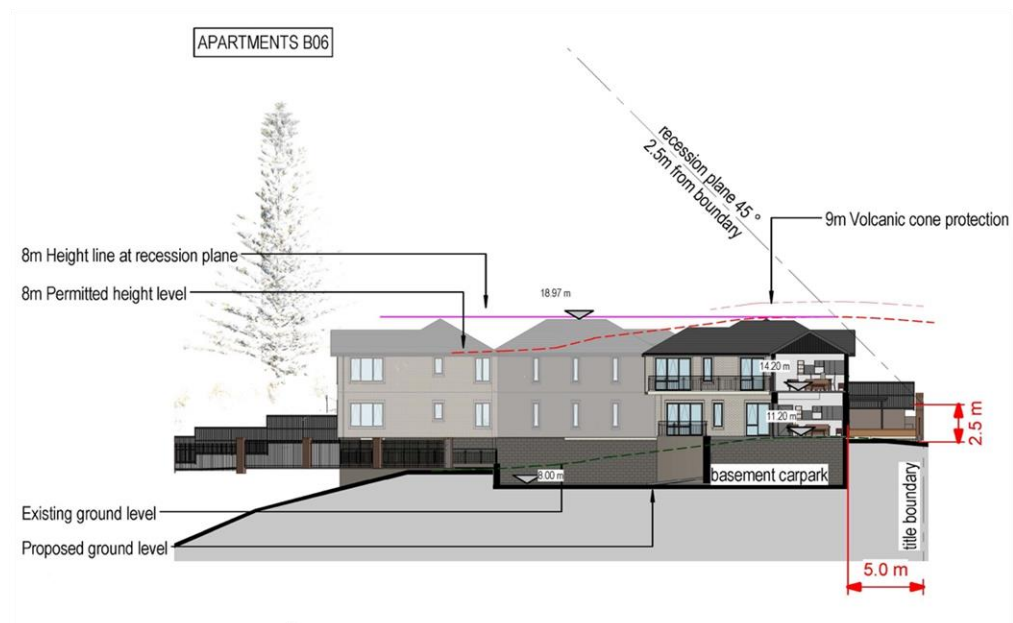
**Figure 99: The roof plan of Building B06 (Ryman Drawing A1-010 RC28).**

5.24 The Building B06 elevations are illustrated in Figure 100.

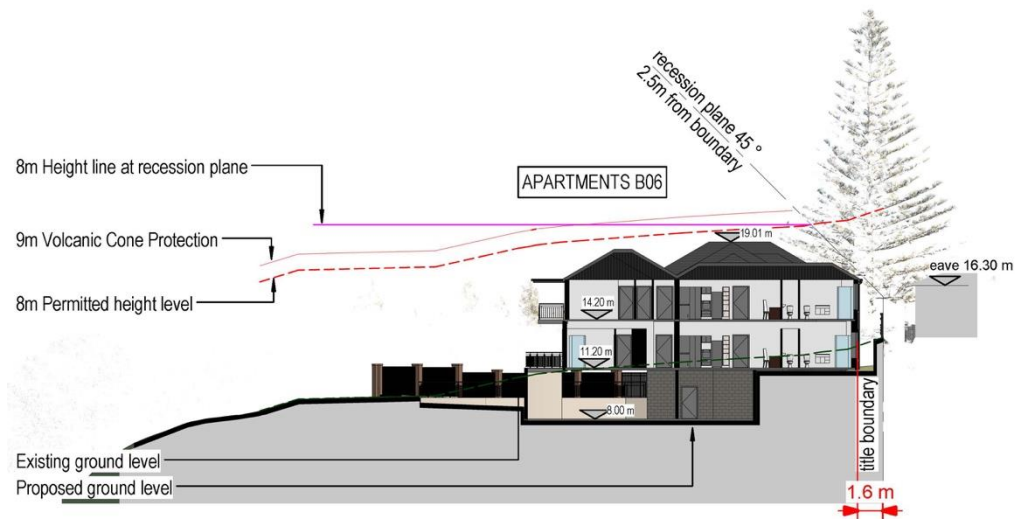


**Figure 100: From top to bottom: The east, north, west and south elevations of Building B06 (Ryman Drawing A2-010 RC29).**

5.25 Building B06 fully complies with the height in relation to boundary recession plane applying to the northern boundary of the site (see Figure 101 and 102).



**Figure 101: Section A through Building B06 (Ryman Drawing A3-030 RC12).**



**Figure 102: Section B through Building B06 (Ryman Drawing A3-030 RC12).**

### ***Landscape***

- 5.26 Suzanne Sullivan Landscaping Limited has prepared a landscape masterplan and an indicative planting schedule for the proposed new retirement village. The landscape plan and planting schedule are included in the AEE prepared by Mitchell Partnerships.
- 5.27 Planting is proposed within and around the boundaries of the site, the latter of which will partially screen the buildings when viewed from outside the site, although planting is not relied or necessary upon to mitigate any adverse visual effects.

## **6 URBAN DESIGN ASSESSMENT**

### ***Contextual fit***

- 6.1 The proposed retirement village will integrate well within its Ngataringa Road and Wesley Street streetscapes, and its neighbouring suburban residential and Waitemata Harbour coastal contexts (see Figures 2, 3, 4, 5, 6, 7, 8, 10, 13, 37, 38, 39 and 40).
- 6.2 The use of the site for residential activities is appropriate to, sensitive to and responsive to the scale and character of the existing medium density residential area surrounding the site (see Figures 2, 3, 4, 5, 6, 7 and 8).



- 6.3 With the exception of two residential properties directly abutting the eastern end of the site, the site is separated from all other neighbouring residential properties by Ngataringa Road and Wesley Street.
- 6.4 The proposed retirement village footprint responds well to the site boundaries while its three-dimensional expression in built form is cognisant of and responsive to the existing and anticipated views of the site from the surrounding public open spaces and streets, as well as from the surrounding residential properties.

### ***Village design structure***

- 6.5 The underlying design structure of the proposed retirement village is driven by nineteen key urban design objectives:
- i. To comply, as far as is relevant and practicable, with the Residential 4B provisions of the Auckland Council District Plan Operative North Shore Section 2002, and to limit any breaches of these controls to a degree whereby any actual or potential adverse environmental effects arising from any breach will be no more than minor on the wider environment and less than minor in terms of effects on neighbours;
  - ii. To ensure that the visible heights of Buildings facing Ngataringa Road, will be no greater than could be expected from conventional one and/or two storey residential development in a Residential 4B zone (see Figure 103);
  - iii. To ensure that buildings fully comply with the relevant Ngataringa Road height-in-relation-to-boundary recession plane and building length controls. The recession plane ensures that buildings have to be set back from the street boundary in order to comply with the 8m permitted height control. The building length control ensures that there have to be gaps between the various buildings (which will provide views through the site) and that, collectively, these buildings will *not* create a long 'wall' to the Ngataringa Road edge of the site or in terms of the outlook from the properties on the opposite side of the road;

- iv. To ensure that buildings fully comply with the relevant Wesley Street height-in-relation-to boundary recession plane and building length controls. The recession plane control ensures that building height increases occur further and further away from their respective Wesley Street boundaries and the houses on the opposite side of the street. The building length control ensures an outcome similar to that outlined in iii. above;
- v. To ensure that buildings fully comply with the relevant eastern and northern site boundary height-in-relation-to boundary recession planes and building length controls. This will help to maintain the existing levels of residential amenity enjoyed by the properties at 5 Ngataranga Road and 29 Lake Road, to the east and north of the site respectively;
- vi. To create substantial gaps between the buildings facing Ngataranga Road, so as to avoid a potential 'visual wall' of buildings lining the street (see Figure 104);
- vii. To create viewshafts from Ngataranga Road, through the site, to the harbour and the city centre beyond (see Figure 105);
- viii. To ensure that spaces between buildings are positively created and shaped into well-proportioned courtyards by the surrounding building footprints and their siting in relation to one another, rather than being just 'left over' once the buildings have been located on the site (see Figure 106);
- ix. To progressively increase the height of the various buildings as they step down the sloping contours of the site towards the southern boundary of the site (see Figure 107). This will maximize views of the Waitemata Harbour and optimize the level of residential amenity for the elderly residents without having any adverse visual dominance, shading effects or effects on the views from the existing surrounding residential properties, most of which are on higher ground.
- x. Notwithstanding the fact that the best views are to the south of the site, to minimize the number of solely south-facing

apartments. South-facing rooms do not receive much sun except for the very late in the day at the height of summer, although residents in accommodation of this type do have the option of using the north-facing, sunny, communal lounge and recreational areas in the Village Centre (Building B01);

- xi. To locate the largest component of the village, the two storey Building B01, near the centre of the site, where the combination of contours sloping away from the street boundary and the existing vegetation will, but not be relied upon to, largely screen the building from the existing houses on the opposite side of Ngataranga Road (see Figure 107). From Wesley Street and the properties bordering the eastern boundary of the site, Buildings B02, B03, B04 and B05 will provide a similar degree of screening;
- xii. To reduce the visual scale of the functionally and operationally necessary size of Building B01 by architecturally modulating and articulating the building forms and by varying the palette of cladding materials and colours used on various elevations of those building forms, including the roof (see Figures 47-54);
- xiii. To respond to the operational requirement to accommodate the healthcare needs and amenities provided in Building B01 under one roof;
- xiv. To retain as much as possible of the existing mature vegetation growing near the Ngataranga Road boundary to be retained (see Figures 94 and 95);
- xv. To retain the existing location and to upgrade the condition of the Wakakura Crescent private laneway winding its way through the site (see Figures 27 and 95). This accessway was constructed to respond to the site contours and to avoid any steep gradients which can be difficult for elderly people to negotiate. The use of as much of the Wakakura Crescent laneway as is practicable will also help to minimize the loss of existing on-site vegetation;

- xvi. To limit the area of the site given over to on-site vehicle access and at-grade parking through the provision of resident parking in the basement of all buildings;
- xvii. To maximize the size and amenity of outdoor gardens; and
- xviii. To utilise various existing landscape, road and pedestrian pathway components of the site plan in a hierarchal manner to enhance orientation and way-finding within the site;
- xix. To deliver a functionally and operationally efficient and environmentally sustainable comprehensive care retirement village.

6.6 The influence of these nineteen key objectives on the design structure of the proposed retirement village is clearly legible (see Figures 103, 104, 105, 106 and 107).



**Figure 103: The Ngataranga Road elevation, looking south (see Ryman Drawing A2-010 RC30).**



**Figure 104: The site plan illustrating the substantial gaps between the buildings visible along the Ngataranga Road frontage of the site (see Ryman Drawing A0-030 RC05).**



**Figure 105: The site plan, illustrating viewshafts (in yellow) through the site from Ngataranga Road to the harbour and city beyond.**



**Figure 106: A site plan illustrating the 'positive' exterior spaces created between the various buildings (in yellow). These spaces are defined and shaped by the surrounding buildings and their siting in relation to one another, rather than being just 'left over' as a bi-product of random building locations.**





**Figure 107: The site plan, illustrating the various buildings heights in relation to the site boundaries (see Ryman Drawing A0-0070 RC09).**

- 6.7 In response to the varied geometries of the site shape, Buildings B01, B02 and B04 have been aligned parallel to the Ngataranga Road site boundary. Buildings B03 and B04 address Wesley Street. Building B05 has been aligned parallel with the adjoining foreshore yard and Building B06 addresses Lake Road (see Figure 108).



**Figure 108: The alignment of buildings relative to the site boundary geometries (See Ryman Drawing A0-020 RC04).**

- 6.8 Buildings B03 and B04 have had their western ends aligned parallel to the Wesley Street boundary. Most of Building B05 has been aligned parallel to the south-eastern boundary of the site with the Waitemata Harbour and Building B06 has been configured to fit within the small triangular-shaped area of land forming the eastern extremity of the site, to address Lake Road, and to be respectful of the directly adjoining existing residential properties (see Figure 108).

### ***Existing boundary conditions***

- 6.9 The site has only two boundaries with existing residential properties; one to the east adjoins the side boundary of 5 Ngataringa Road and one to the north adjoins 31 Lake Road. All other site boundaries adjoin a public road or the Waitemata Harbour foreshore yard. Nevertheless, the proposal will result in changes to the site's existing boundary relationships with the adjoining land or harbour described in Section 2 of this report (see Figure 109).



**Figure 109: The proposed new site plan superimposed into an aerial photograph of the site and its surroundings, illustrating the relationship between the proposed new retirement village buildings and the site's boundaries with surrounding properties (see Ryman Drawing A0-060 RC08).**

- 6.10 The boundary conditions that will change as a result of the proposed retirement village are those associated with Ngataringa Road and number 31 Lake Road to the north, the 20m wide foreshore yard along the Waitemata Harbour coastal boundary to the south, number 5 Ngataringa Road, Lake Road to the east, and Wesley Street to the west. These changes are discussed below.

### ***Response to existing boundary conditions***

- 6.11 The proposed retirement village has been designed to ensure that its various building heights, lengths and boundary set-backs respect, and are responsive to, the scale, character, and amenity of the public streetscape, the foreshore yard and the residential properties adjoining the site.



***The northern boundary with the southern side of Ngataranga Road  
(opposite the houses fronting onto its northern side)***

**Character**

- 6.12 The northern boundary of the Ryman Village site directly adjoins the southern side of Ngataranga Road (see Figure 110).



**Figure 110: A Google Earth aerial photograph of part of the site as it currently exists, illustrating its northern boundary with Ngataranga Road.**

- 6.13 Mature vegetation lines much of the northern boundary and screens views of, and down into, the site. From this side of the road the land falls relatively steeply away towards the south while it rises from the opposite, already developed, northern side (see Figures 9 and 110). The houses on the northern side of Ngataranga Road typically overlook the site from plots that are at a relatively much higher level than those of various parts of the site (see Figures 4, 5, 6, 9, 25, 30 and 31). The boundary follows the incline of Ngataranga Road which rises gently upwards from its intersection with Lake Road to a high point approximately mid-way between proposed Buildings B02 and B04, before gently dropping down again towards the west.

**Design response**



**Figure 111: The design response to the site's northern boundary with Ngataranga Road (see Ryman Drawing A0-030 RC05).**

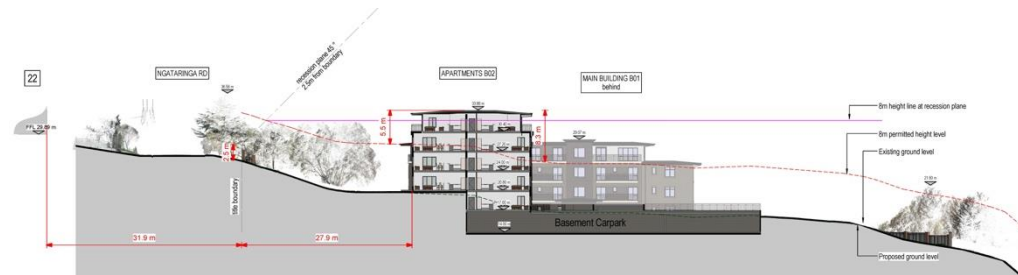
- 6.14 The design response to the northern boundary of the site has been to align each of Buildings B01, B02, B04 and B05 parallel with the street boundary but to variously set them back 21.1m (B01), 9.0m (B01), 27.9m (B02), 14.7m

(B04) and 28.8m (B05) from the boundary to enable the substantial groupings of existing mature trees growing near the street boundary to be retained and to ensure compliance with the zone's building length controls.

- 6.15 The largest of all the buildings, the village centre building B01, is located approximately midway along the length of the northern boundary behind what is the densest grouping of existing trees lining the street frontage of the site at the base of the steepest slope down from the street boundary.
- 6.16 Another key design response has to been to limit the visible height of Buildings B01, B02, B04 and B05 from Ngataringa Road to no more than one-two storeys above the road level (see Figure 112). This will ensure that the outlook from the existing houses on the higher northern side of the road will be towards buildings of a similar height to those which could be reasonably be expected to be constructed in a Residential 4B zone (see Figures 112, 113, 114, 115, 116, 117, 118 and 119).



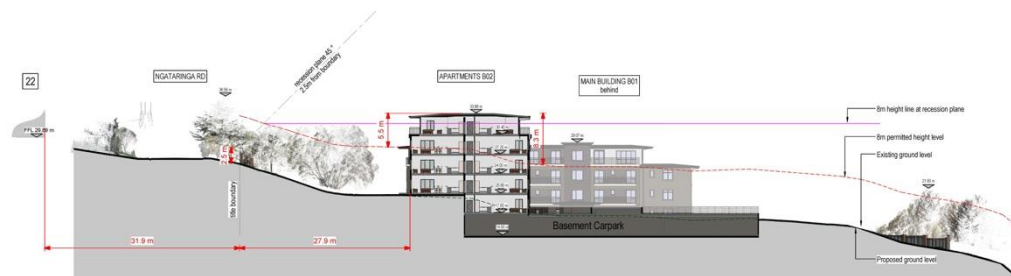
**Figure 112: The Ngataringa Road elevation of the proposed retirement village, looking from the road towards the south.**



**Figure 113: Site section through Building B02, opposite 22 Ngataringa Road (Ryman Drawing A3-010 RC10).**



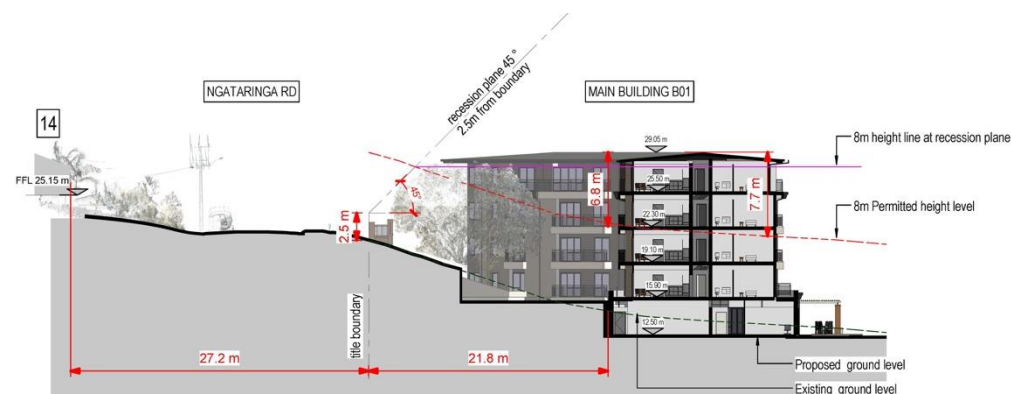
**Figure 114: Site section through Building B04 (on the left), opposite 34 Ngataranga Road (Ryman Drawing A3-010 RC10).**



**Figure 115: Site section through Building B02, opposite 22 Ngataranga Road (Ryman Drawing A3-010 RC10).**



**Figure 116: Site section through Building B01, opposite 18 Ngataranga Road (Ryman Drawing A3-020 RC11).**

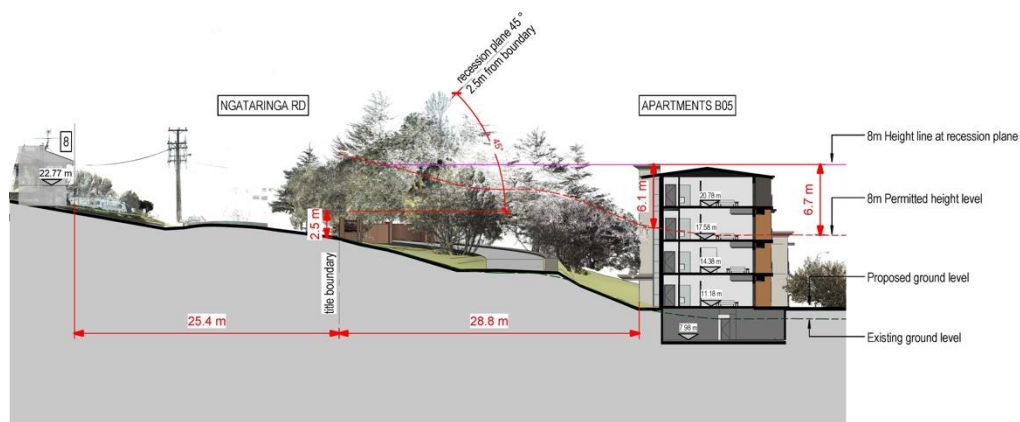


**Figure 117: Site section through Building B01, opposite 14 Ngataranga Road (Ryman Drawing A3-020 RC11).**





**Figure 118: Site section through Building B01, opposite 12 Ngataringa Road (Ryman Drawing A3-020 RC11).**



**Figure 119: Site section through Building B05, opposite 6 Ngataringa Road (Ryman Drawing A3-030 RC12).**

- 6.17 These site cross sections demonstrate that, with the exception of relatively small areas of the upper-most level of Building B01, opposite 12 and 14 Ngataringa Road and Building B04, opposite 22 Ngataringa Road, no buildings located along the Ngataringa Road frontage of the site exceed the 8m maximum permitted height limit relative to the height-in-relation-to-boundary recession plane applied to the road boundary.
- 6.18 Additional planting will be located between the existing trees and the northern faces of the proposed buildings (see the Landscape Indicative Tree Planting Plan, prepared by Suzanne Sullivan Landscaping Limited). This planting is to enhance the amenity of the site and its relationship with the street. It is not, however, necessary to mitigate any adverse effects on the Ngataringa Road streetscape or the residential properties on the opposite side of the road, because it is considered that the street width, the proposed Ryman building

setback distances from their respective Ngataringa Road boundaries will avoid any actual or potential adverse environmental effects.

- 6.19 All buildings fully comply with the building height-in-relation-to-boundary recession planes applying to the northern boundary.
- 6.20 Overall, it is considered that the proposed village design has been very responsive to the character of the site's two northern boundaries with Ngataringa Road and 31 Lake Road, and with the Ngataringa Road streetscape and the residential properties to the north.

***The northern boundary with Number 31 Lake Road***

**Character**

- 6.21 A relatively separate and short component of the northern boundary of the Ryman Village site directly adjoins the southern boundary of Number 31 Lake Road. Number 29 Lake Road, to its immediate south, forms part of the site and is currently occupied by a residential building. (see Figure 120).



**Figure 120: Google Earth aerial photograph of part of the existing site, illustrating the separate and short component of the northern boundary of the site, which directly abuts the southern boundary of 31 Lake Road.**

Design response

- 6.22 The existing residential building at 29 Lake Road will be replaced with Building B06, which has been located and designed to address the Lake Road context (see Figure 121).
- 6.23 It has been set back from the Lake Road frontage of the site in response to the scale and character of the front yards of the properties to the north (see Figure 121).



**Figure 121: The design response to the site's northern boundary with 31 Lake Road.**

- 6.24 The existing private pedestrian pathway into the site from Lake Road, tracing the site boundary to the south of Building B06, will be retained (see Figure 121).
- 6.25 Building B06 has been designed to fully comply with the height and height-in-relation-to-boundary recession plane controls applying to the site boundary with 31 Lake Road (see Figures 120, 121 and 122).



**Figure 122: Site section through Building B06, with 31 Lake Road to the right of the section (Ryman Drawing A3-030 RC12).**

- 6.26 Overall, it is considered that the proposed Building B06 design has been very responsive to the character of the site's northern boundary with 31 Lake Road, and the Lake Road streetscape.

***The southern boundary with the riparian margin and the mangroves in the Ngataringa Bay inlet of the Waitemata Harbour***

***Character***

- 6.27 The southern boundary of the site borders the foreshore yard/riparian margin and the mangroves in the Ngataringa Bay inlet of the Waitemata Harbour (see Figure 123).



**Figure 123: An aerial photograph of part of the existing site, illustrating the southern boundary of the site bordering the Ngataringa Bay inlet of the Waitemata Harbour.**

- 6.28 The boundary with the harbour edge is defined by a combination of fencing and relatively tall, dense, vegetation (see Figures 33, 34, 35 and 123).



### Design response



**Figure 124: The proposed retirement village's design response to the southern boundary of the site bordering the Ngataranga Bay inlet of the Waitemata Harbour.**

- 6.29 The design response to the southern boundary of the site has been to set Buildings B03, B02, B01, B05 and B06 well back from the foreshore. In addition, the buildings' southern facades have been kept relatively narrow and varied in height so that the natural ambience and character of the foreshore yard permeates northwards deep into the site and into the spaces between the buildings (see Figures 124 and 125).



**Figure 125: The southern foreshore yard elevation of the proposed retirement village, looking from the road towards the north (Ryman Drawing A2-010 RC30).**

- 6.30 The existing Wakakura Crescent private laneway running through the site will be retained, slightly realigned near its western end and provide direct and relatively level access to the basement car parks in Buildings B03, B02, B01 and B05.
- 6.31 The exterior spaces between and configured by the buildings will open out on their southern edges to the attractive ambience of the foreshore yard. The bowling green has been located to the south of Building B01 to take advantage of the relatively natural, attractive and peaceful character of this part of the site.
- 6.32 The combination of the projections and recessions in the floor plans will produce a series of architecturally well-articulated and modulated vertically proportioned southern elevations which will ensure that the scale, height and



character of the buildings will sit very comfortably in their greater Ngataranga Bay setting (see Figures 109, 124 and 125).

- 6.33 There are no height-in-relation-to-boundary recession plane controls on the southern boundary with which the buildings are required to comply.
- 6.34 Overall, it is considered that the proposed village design has been very responsive to the character of the site's southern boundary.

***The eastern boundary with Number 5 Ngataranga Road and 31 Lake Road***

***Character***

- 6.35 This eastern boundary has a residential character which derives from the use of the properties at 5 Ngataranga Road and 31 Lake Road (see Figure 126).

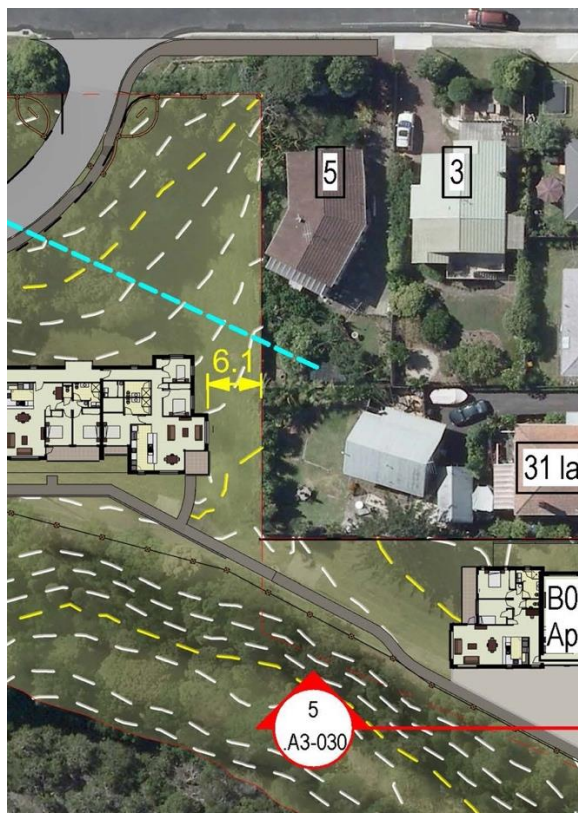


**Figure 126: An aerial photograph of part of the site, illustrating the eastern boundary with 5 Ngataranga Road and 31 Lake Road.**

- 6.36 Although the boundary is fenced and vegetated on its eastern side, the relatively elevated house at 5 Ngataranga Road and its south-west facing living area is visible from nearby parts of the Ryman site.
- 6.37 The trees flanking the Ngataranga Road entrance to the Ryman site are to be retained. Although the trees are not necessary to mitigate any effects, their retention will help to ensure that existing levels of residential amenity will be maintained (see Figure 126).
- 6.38 The house at the rear of 31 Lake Road appears to accommodate a second storey within its roof space. It is situated on lower-lying land and its boundary is more heavily planted than the property at 5 Ngataranga Road.

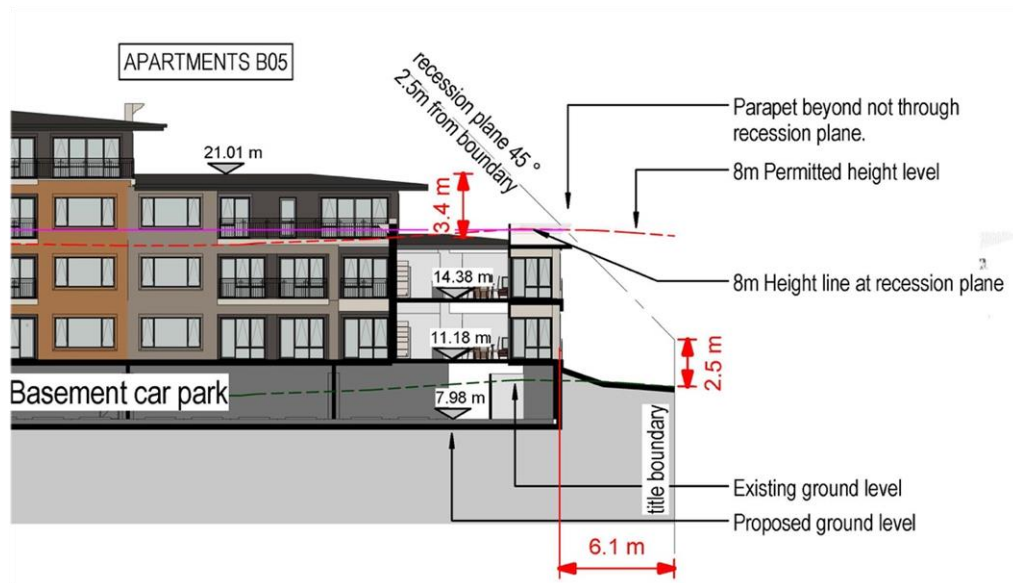
*Design response*

- 6.39 The design response to the eastern boundary of the site with 5 Ngataranga Road and 31 Lake Road has been to leave a substantial area of the Ryman site immediately to the west of the residential property at 5 Ngataranga Road clear of any new buildings, and to set Building B05 6.1m back from the common boundary with these properties.



**Figure 127: The proposed retirement village's design response to the eastern boundary with 5 Ngataranga Road and 31 Lake Road.**

- 6.40 The location of a single-loaded corridor and two bedrooms within the floor plan layout of Building B05 will minimize overlooking of the house at 5 Ngataringa Road and the rear of 31 Lake Road.
- 6.41 The height of the eastern end of Building B05 has also been progressively stepped down from four to two storeys as it approaches the boundaries of the adjoining residential properties (see Figure 128).



**Figure 128: Site section through Building B05. Number 5 Ngataringa Road would be in the background to the right of the 2.5m vertical dimension on the line depicting the height-in-relation-to-boundary recession plane. Number 31 Lake Road would be to the right of this same line (Ryman Drawing A3-030 RC12).**

- 6.42 The combination of building set back and progressive reduction in building height will ensure that the existing levels of amenity (including access to sunlight, privacy, lack of overlooking from living areas and/or balconies) enjoyed by the neighbouring properties at 5 Ngataringa Road and 31 Lake Road will be maintained (see Figure 127).
- 6.43 The south-west facing living area and the deck on the south-eastern corner of the house at 5 Ngataringa Road will retain its south-west views through the gap between the rear of 31 Lake Road and the eastern end of Building B05 towards the harbour and the city beyond.

- 6.44 The private indoor and outdoor living areas of the house at the rear of 31 Lake Road will continue to be screened by the boundary fence and the mature vegetation along the boundary.

***The eastern boundary with Lake Road***

***Character***

- 6.45 The eastern boundary of the Ryman site (which includes 29 Lake Road) directly abuts Lake Road (see Figure 129).



**Figure 129: An aerial photograph of part of the site, illustrating the eastern boundary of the Ryman site directly adjoining Lake Road.**

***Design response***

- 6.46 The design response to the eastern boundary with Lake Road has been to limit the building on this part of the site to two storeys and to split the accommodation into three apartments per floor, with two approximately equal length residentially scaled frontages either side of the front door which faces the street (see Figures 130 and 131).





**Figure 130: The proposed retirement village's design response to the eastern boundary with Lake Road.**



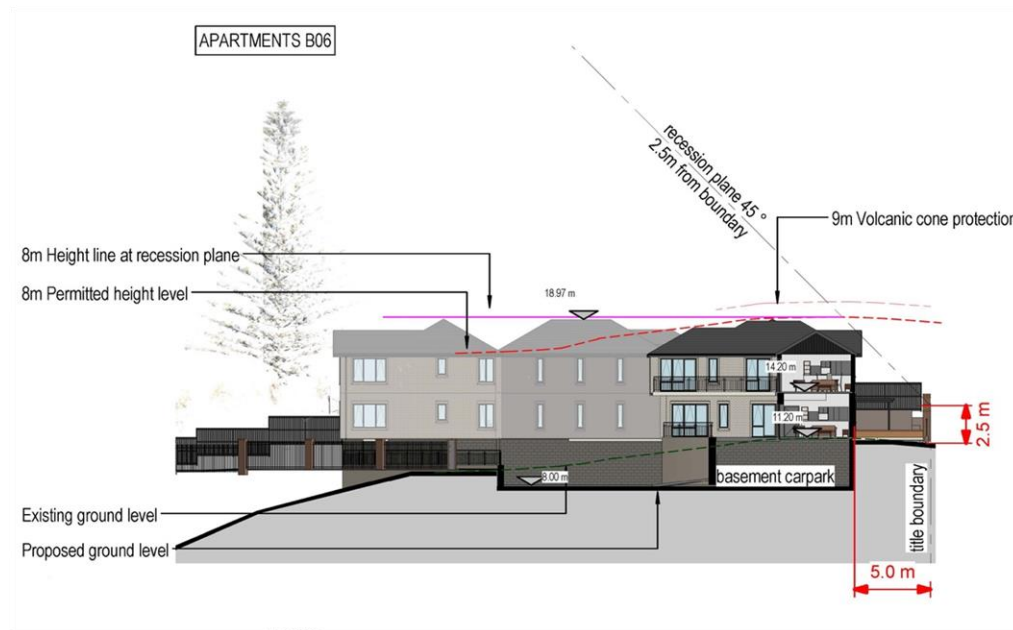
**Figure 131: The Lake Road elevation of Building B06 (Ryman Drawing A2-0010 RC10).**

- 6.47 The building has been set back from its street boundary to create a front yard similar in character to that which exists in the residential properties to the north (see Figure 130). The configuration of the floor plan in the north-eastern



corner of the Building B06 will ensure there will be no overlooking of the front yard of 31 Lake Road.

- 6.48 The hipped and gabled roof forms echo those on the neighbouring houses at 31 and 33 Lake Road to the north (see Figures 130, 131 and 132).
- 6.49 The kitchen/dining/living areas of the two apartments facing Lake Road will enhance the level of passive surveillance of the street, thereby making it safer for those using it.



**Figure 132: Site section through Building B06, with the Lake Road boundary on the right of the section (Ryman Drawing A3-030 RC12).**

- 6.50 All buildings fully comply with the building height-in-relation-to-boundary recession planes applying to the eastern boundary (see Figure 132).
- 6.51 Overall, it is considered that the proposed village design has been very responsive to the character of the site's eastern boundary with 5 Ngataranga Road and the Lake Road streetscape.

### ***The western boundary with Wesley Street***

#### **Character**

- 6.52 The western boundary of the site directly adjoins that part of Wesley Street to the south of its intersection with Ngataranga Road (see Figure 133).



**Figure 133: An aerial photograph of part of the existing site, illustrating its western boundary with the southern-most leg of Wesley Street.**

*Design response*

- 6.53 The design response to the western boundary of the site has been to set the western ends of Buildings B03 and B04 back 10.9m and 9.2m respectively from what will become a widened Wesley Street and to separate these wings by a vast, approximately 30m x 30m, garden courtyard facing Wesley Street (see Figure 134).
- 6.54 This combination of set-back and site plan configuration will ensure that the house at 39 Ngataringa Road will continue to enjoy a sense of expansive space (on the Ryman site) to both the north-east and south-east.
- 6.55 The house at 1 Wesley Street will enjoy a similar level of spatial amenity to the north-east and south-east, although this house is arguably less reliant

upon these outlooks because of its primary orientation to the west and views across the harbour to the city.



**Figure 134: The design response to the site's western boundary with Wesley Street.**

- 6.56 The western elevations of Buildings B03 and B04 will present an attractive face to what will become a widened Wesley Street and to the existing residential properties at 1 and 3 Wesley Street and at 39 Ngataranga Road (see Figures 135 and 136).



**Figure 135: Site Section 1: Through Buildings B04 (left) and B03 (right) opposite 34 Ngataranga Road (Ryman Drawing A3-010 RC10).**



**Figure 136: The west elevations of Building B04 (left) and Building B03 (right). The return wing of Building B03 is visible to the immediate left of the western-most elevation of Building B03 and the lighter-shaded, slightly taller, Building B02 can be seen in the distant background (Ryman Drawing A2-010 RC30).**

- 6.57 Within the overall composition, the Building B03 and B04 elevations nearest Wesley Street have been architecturally articulated and modulated to be appropriately scaled and visually responsive to the existing houses on the opposite side of the road (see Figure 136).
- 6.58 This has been achieved by the use of design techniques such as projections and recessions in the floor plan footprint, the provision of balconies together with hipped, gabled and flat roofs, and a varied palette of materials and colours.
- 6.59 All buildings fully comply with the building height-in-relation-to-boundary recession planes applying to the western boundary.
- 6.60 Overall, it is considered that the proposed village design has been very responsive to the character of the site's western boundary, the Wesley Street streetscape and the residential properties to the west.
- 6.61 For all of the reasons outlined, it is considered that the proposed retirement village is respectful of, responsive to and will maintain or enhance the

character and amenity of all of its existing and anticipated site boundary conditions.

***Site coverage (building coverage and impervious area)***

- 6.62 The proposed village has a total building coverage of 10,618m<sup>2</sup>. This is 24.97% of the 42,515m<sup>2</sup> site area, which is well within the 35% maximum permitted building coverage.
- 6.63 The village also has an impervious area (comprising roading, paving, bowling green and green roof) of 7,639m<sup>2</sup>. This equates to 17.96% of the 42,515m<sup>2</sup> site area.
- 6.64 The combination of the building coverage and the impervious area, gives a total impervious area of 18,257m<sup>2</sup> or 42.93% of the site area. This is fully compliant with the 70% maximum permitted impervious area.

***Building height***

- 6.65 Parts of the proposed new buildings B01, B02, B03, B04, B05 and B06 will infringe the maximum permitted height plane of 8.0 metres above existing ground level (see Figures 137, 138, 139, 140, 141 and 142).
- 6.66 However, it is important to remember that it is not the 'fact' of any infringement per se, nor the degree to which the height control is infringed, that is of significance. Rather, it is the resulting degree of severity of any adverse effects arising as a result of any infringement that is of relevance in respect of the RMA legislation.
- 6.67 With regard to building height, and as far has been practicable, the overall design strategy has been to establish a 'compliant' 8m high 'datum' near the northern boundary of the site *at the point of intersection of the height-in-relation-to-boundary recession plane and the 8m height above existing (south-sloping) ground level*. This 'datum', which is respectful of and responsive to the existing residential properties on the northern side of Ngataranga Road, was then used to establish an approximately 8m high 'horizontal plane'/'envelope' that was projected across the site in order to accommodate increase in the height of the buildings as the site dropped away to the south (for a more detailed explanation, refer to paragraphs 5.9 and 5.10).



Height effects on Ngataranga Road and the existing residential properties opposite the site

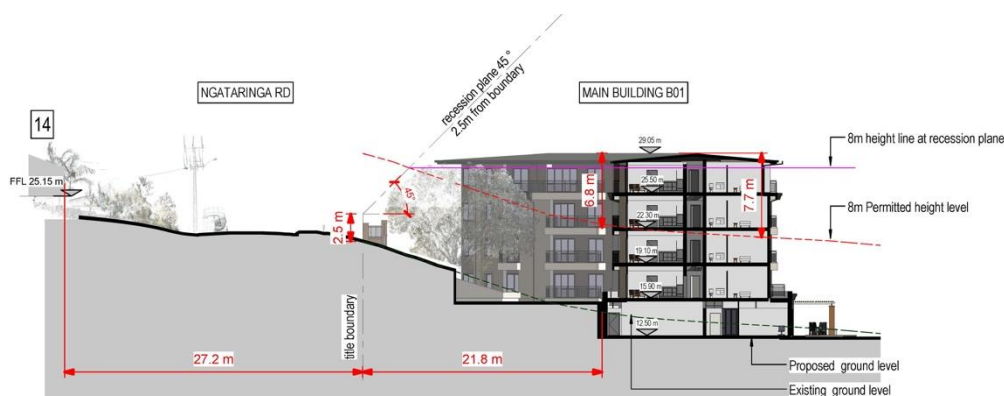
- 6.68 The northern (Ngataranga Road) boundary of the Ryman site is faced by Buildings B01, B02, B04 and B05. The height effects of each of these buildings is assessed below.

Building B01 Sections A, B and C

- 6.69 The north elevation of Building B01 exceeds the 8.0m maximum permitted height limit by between 3.8m and 6.8m (see Figures 137, 138 and 139).



**Figure 137: Building B01 Section A, opposite 18 Ngataranga Road (Ryman Drawing A3-020 RC11).**



**Figure 138: Building B01 Section B, opposite 14 Ngataranga Road (Ryman Drawing A3-020 RC11).**



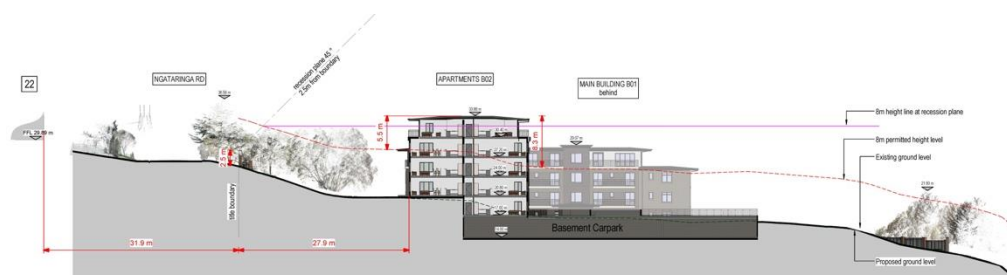
**Figure 139: Building B01 Section C, opposite 12 Ngataranga Road ((Ryman Drawing A3-020 RC11).**

- 6.70 However, these 3.8m and 6.8m infringements of the permitted 8.0m maximum building height control occur between 9m and 21.8m from the northern (Ngataranga Road) boundary of the site.
- 6.71 The 3.8m height infringement is 34.7m from the southern face of the house at 12 Ngataranga Road (with a Finished Floor Level (**FFL**) of 23.25m), while the 6.8m infringement is 49m from the southern face of the house at 14 Ngataranga Road (with an FFL of 25.15m).
- 6.72 Taking account of the FFL's of the proposed Ryman Building B01, the 23.25m FFL of the house at 12 Ngataranga Road is 2.25m below FFL of the top floor of Building B01. The 25.15m FFL of the house at 14 Ngataranga Road is only 0.35m below (or almost level with) the proposed 25.50m FFL of the top floor of Building B01.
- 6.73 The 26.65m FFL of the existing house at 18 Ngataranga Road is 1.15m above the proposed 25.50m FFL of the top floor of Building B01.
- 6.74 These comparisons between floor levels of the top floors of the existing houses and the proposed Ryman Building B01 on opposite sides of Ngataranga Road demonstrate that the environmental effects on the existing houses will be very similar to those that would result from one and/or two storey high buildings located along the northern side of the Ryman site.
- 6.72 The south, east and west elevations of Building B01 are all 'internal to the site' in the sense that they do not face Ngataranga Road directly. For this reason, any adverse effects arising as a result of infringements of the 8.0m

maximum permitted building height limit on these elevations will be less than minor and have relatively little influence beyond the site.

### Building B02 Section 2

- 6.73 The north elevation of Building B02 exceeds the 8.0m maximum permitted height limit by 5.5m (see Figure 140).



**Figure 140: Building B02 Section 2, opposite 22 Ngataranga Road (Ryman Drawing A3-010 RC10).**

- 6.74 However, this 5.5m infringement of the permitted 8.0m maximum building height control occurs some 27.9m from the northern (Ngataranga Road) boundary of the site.
- 6.75 The 5.5m height infringement is 59.8m from the southern face of the house at 22 Ngataranga Road (with a FFL of 29.89m).
- 6.76 Taking account of the FFL's of the proposed Ryman Building B02, the 29.89m FFL of the house at 22 Ngataranga Road is only 0.51m below (almost level with) the proposed 30.40m FFL of the top floor of Building B02.
- 6.77 The south, east and west elevations of Building B01 are all 'internal to the site'. in the sense that they do not face Ngataranga Road directly. For this reason, any adverse effects arising as a result of infringements of the 8.0m maximum permitted building height limit on these elevations will be less than minor and have relatively little influence beyond the site.

### Building B04

- 6.78 The north elevation of Building B04 complies with the 8.0m maximum permitted height limit (see Figure 141).



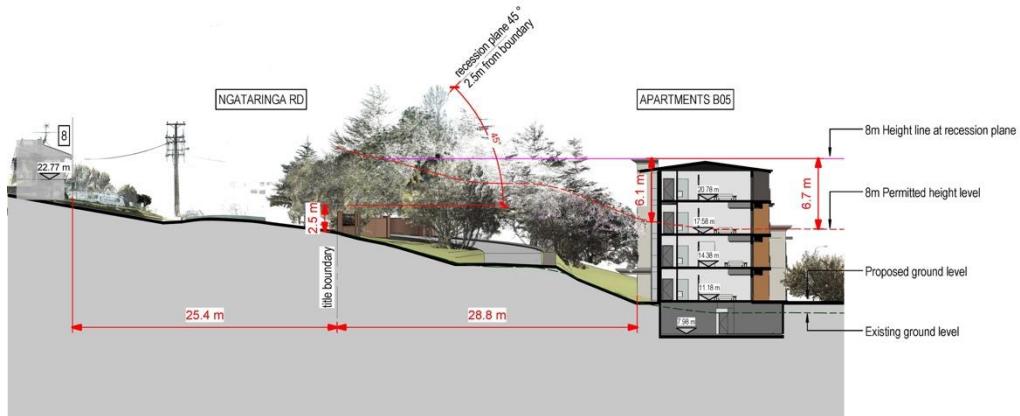
**Figure 141: Building B04 Section 1, opposite 34 Ngataranga Road (Ryman Drawing A3-010 RC10).**

- 6.79 The point of intersection of the permitted 8.0m maximum height control line and the edge of the roof is 14.7m from the Ngataranga Road boundary of the site and 49m from the southern face of the house at 34 Ngataranga Road (with an FFL of 28.95m).
- 6.80 Taking account of the FFL's of the proposed Ryman Building B04, the 28.95m FFL of the house at 34 Ngataranga Road is only 1.45m below the proposed 30.40m FFL of the top floor of Building B04.
- 6.81 The south and east elevations of Building B04 are both 'internal to the site', in the sense that they do not face either Ngataranga Road or Wesley Street directly. For this reason, any adverse effects arising as a result of infringements of the 8.0m maximum permitted building height limit on these elevations will be less than minor and have relatively little influence beyond the site.

#### Building B05

- 6.82 The north elevation of Building B05 exceeds the 8.0m maximum permitted height limit by 6.1m (see Figure 142).





**Figure 142: Building B05 Section A (Ryman Drawing A3-030 RC12).**

- 6.83 However, this 6.1m infringement of the permitted 8.0m maximum building height control occurs some 28.8m from the northern (Ngataringa Road) boundary of the site.
- 6.84 The 6.1m height infringement is 54.2m from the southern face of the house at 8 Ngataringa Road (with a FFL of 22.77m).
- 6.85 Taking account of the FFL's of the proposed Ryman Building B05, the 22.77m FFL of the house at 22 Ngataringa Road is 1.99m above the proposed 20.78 FFL of the top floor of Building B02.
- 6.86 The south and west elevations of Building B05 are both 'internal to the site', in the sense that they do not face Ngataringa Road directly. For this reason, any adverse effects arising as a result of infringements of the 8.0m maximum permitted building height limit on these elevations will be less than minor and have relatively little influence beyond the site.

Height effects on Wesley Street and the existing residential properties at 39 Ngataringa Road and 1 Wesley Street

- 6.87 The western (Wesley Street) boundary of the Ryman site is faced by Buildings B03 and B04. The height effects of each of these buildings is assessed below.

Building B03

- 6.88 The west elevation of Building B03 exceeds the 8.0m maximum permitted height limit by 5.3m at its western (Wesley Street) end (see Figure 143).

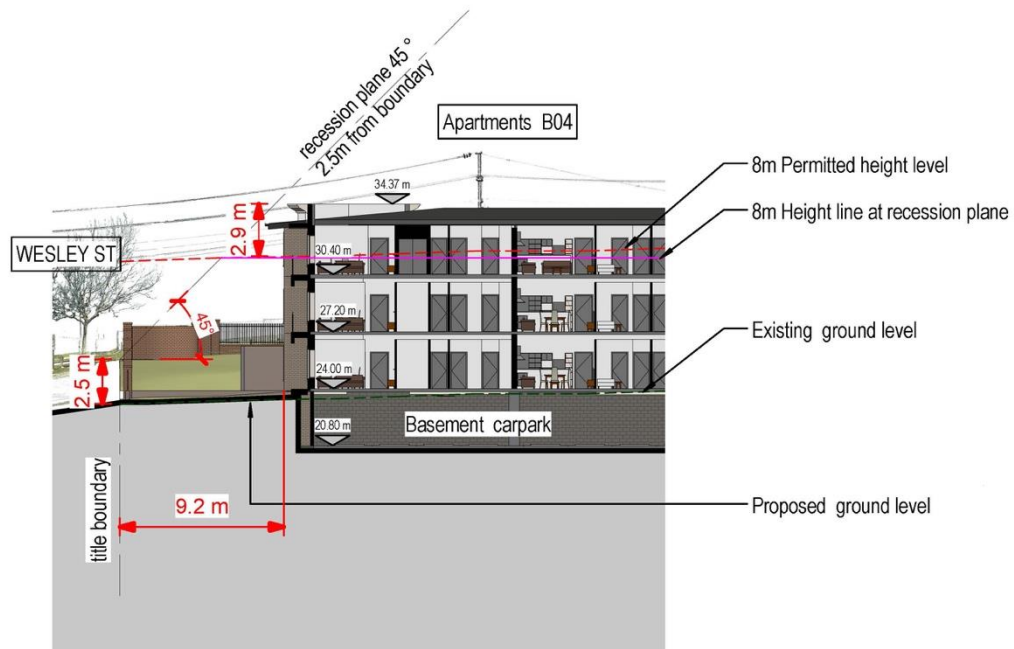


**Figure 143: Building B03 Section A (Ryman Drawing A3-030 RC12).**

- 6.89 However, the 5.3m infringement of the permitted 8.0m maximum building height control occurs some 10.9m from the western (Wesley Street) boundary of the site.
- 6.90 Taking account of the width of the Wesley Street road reserve, the 5.3m height infringement is approximately 35m from the eastern face of the house at 1 Wesley Street.
- 6.91 The east and stepped south elevations of Building B03 are 'internal to the site', in the sense that they do not face Wesley Street directly. Because the south elevation progressively steps up in height as the building gets further and further away from the Wesley Street boundary of the site, any adverse effects arising as a result of infringements of the 8.0m maximum permitted building height limit on this elevation will be less than minor and have relatively little influence beyond the site.

#### **Building B04**

- 6.92 The west elevation of Building B04 exceeds the 8.0m maximum permitted height limit by 2.9m at its western (Wesley Street) end (see Figure 144).



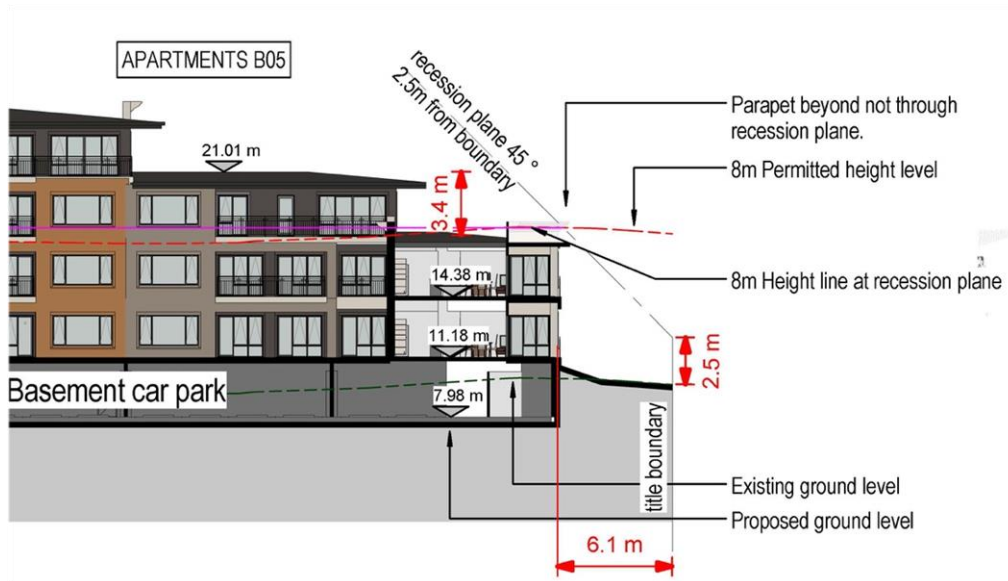
**Figure 144: Building B04 Section A (Ryman Drawing A3-030 RC12).**

- 6.93 However, the 2.9m infringement of the permitted 8.0m maximum building height control occurs some 9.2m from the western (Wesley Street) boundary of the site.
- 6.94 Taking account of the width of the Wesley Street road reserve, the 5.3m height infringement is approximately 30m from the eastern face of the house at 39 Ngataranga Road.
- 6.95 The east and south elevations of Building B04 are both 'internal to the site', in the sense that they do not face Wesley Street directly, so any adverse effects arising as a result of infringements of the 8.0m maximum permitted building height limit on these elevations will be less than minor and have relatively little influence beyond the site.

**Height effects on the existing residential properties at 5 Ngataranga Road and 31 Lake Road**

**Building B05**

- 6.96 The east elevation of Building B05 is approximately 3.4m above the 8m permitted maximum height limit at a point approximately 12.5m from its eastern boundary with 31 Lake Road Road (see Figure 145).



**Figure 145: Building B05 Section A (Ryman Drawing A3-030 RC12).**

- 6.98 Taking account of the approximately 6m set back from the rear boundary of the rear house at 31 Lake Road, the 3.4m height infringement is approximately  $12.5\text{m} + 6\text{m} = 18.5\text{m}$  from the western face of the house at 31 Lake Road.
- 6.99 The west and stepped north and south elevations of Building B05 are 'internal to the site', in the sense that they do not face 5 Ngataringa Road or 29 Lake Road directly, so any actual and /or potential adverse effects, arising as a result of Building B05's infringements of the 8.0m maximum permitted building height limit on these elevations , either within or outside the site, will be less than minor.
- 6.100 In conclusion, it is considered that any actual and/or potential adverse visual dominance, overlooking and/or loss of privacy effects arising as a result of any of the 8m maximum building height infringements will be less than minor.
- 6.101 It is also considered that any actual or potential adverse effects on neighbouring properties arising as a result of the 8.0m maximum building height infringements have been avoided and/or mitigated by a combination of the following factors:
- i. The locations of the buildings within the site relative to other buildings. The tallest building has been located near the centre of the site. On its



eastern side it is screened by Buildings B05 and on its western side by Buildings B02, B03 and B04.

- ii. Although Building B01 is heavily screened on its northern side by the densest patch of existing vegetation growing along the northern boundary of the site, this vegetation is not relied upon or required to mitigate any actual and/or potential adverse effects of Building B01 on its neighbours.;
- iii. The generous building set-backs from the site boundaries;
- iv. The buildings' compliance with all height-in-relation-to-boundary recession planes;
- v. The proposed new planting, which is for amenity rather than building mitigation purposes.

***Mt Victoria Visual Protection Plane.***

- 6.102 The proposed retirement village fully complies with the Mt Victoria Visual Protection plane, which imposes a 9m height restriction across the very eastern (Lake Road) end of the Ryman site (see Figure 146).

***Building length and setbacks from boundaries***

- 6.103 The building lengths and setbacks are illustrated in Figure 146. With the exception of a very small, northern most corner of the plan footprint of Building B01, all buildings fully comply with the building length and setback controls.
- 6.104 Any adverse effects arising as a result of the small area of Building B01 which infringes the building length control applying to the Ngataranga Road boundary are considered to be less than minor. In reality, this infringement will be simply too small to be noticeable.



**Figure 146: The site plan, illustrating the building lengths and setbacks from the various site boundaries. The area shaded purple indicates the extent of the 9.0m height restriction imposed across the very eastern (lake Road) end of the Ryman site by the Mt Victoria Visual Protection Plane.**

***Height-in-relation-to-boundary recession plane***

- 6.105 All six buildings fully comply with all of the height-in-relation-to-boundary recession plane controls applying to the site (see Ryman Site Section Drawings A3-010 RC10, A3-020 RC11 and A3-030 RC12).

***Building scale***

- 6.106 Although typically between three and five storeys in height, the proposed new buildings are considered to be residential in scale.
- 6.107 Buildings typically have relatively long and narrow plan footprints. The long sides are well articulated and modulated by the use of residentially scaled projecting windows and recessed balconies. The narrow ends of the buildings have a similar level of articulation and modulation as do their long sides while, at the same time, approximating the plan footprint dimensions of existing houses in the neighbourhood (see Figures 147 and 148).
- 6.108 The various building forms are all characterised by wall and roof elements and materials that are typically residential in type, form, scale and character.



**Figure 147: The layout of the proposed Ryman village buildings, illustrating how the building footprints and roof plans exhibit similar forms and dimensions to those of the existing adjoining detached suburban houses.**



**Figure 148: The layout of the proposed Ryman village buildings, illustrating the building articulated and modulated floor plan footprints.**

6.109 The buildings have had their scale further reduced by variations in the building materials and colours making up each of their respective elevations (see Figures 149 and 150).

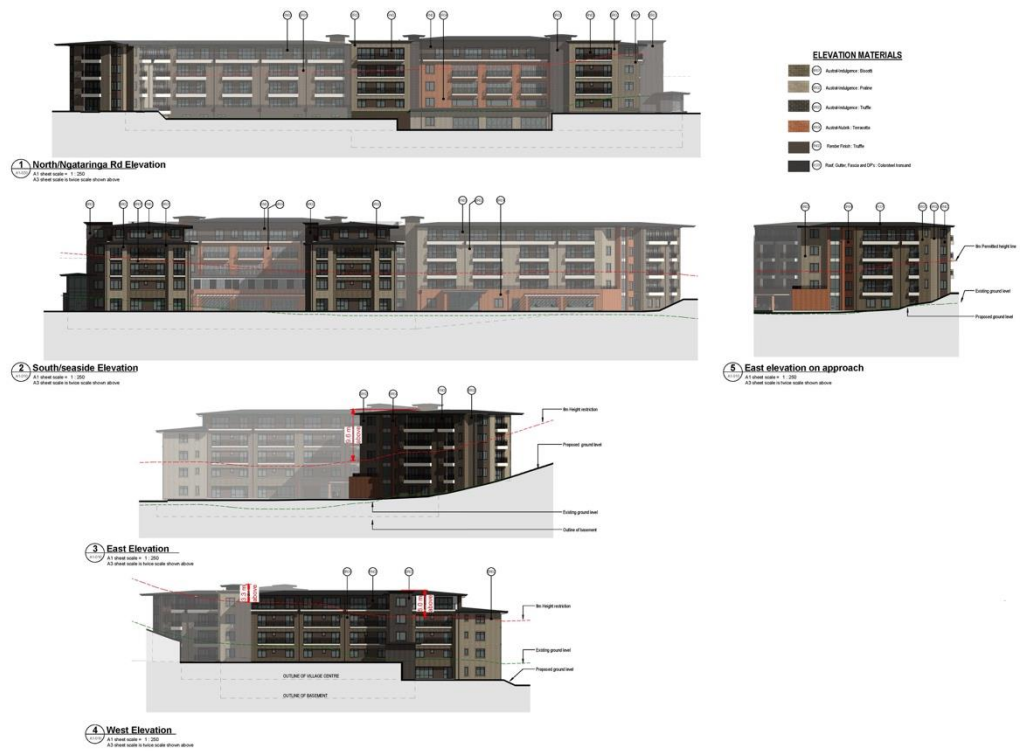


Figure 149: Building B01 elevations.

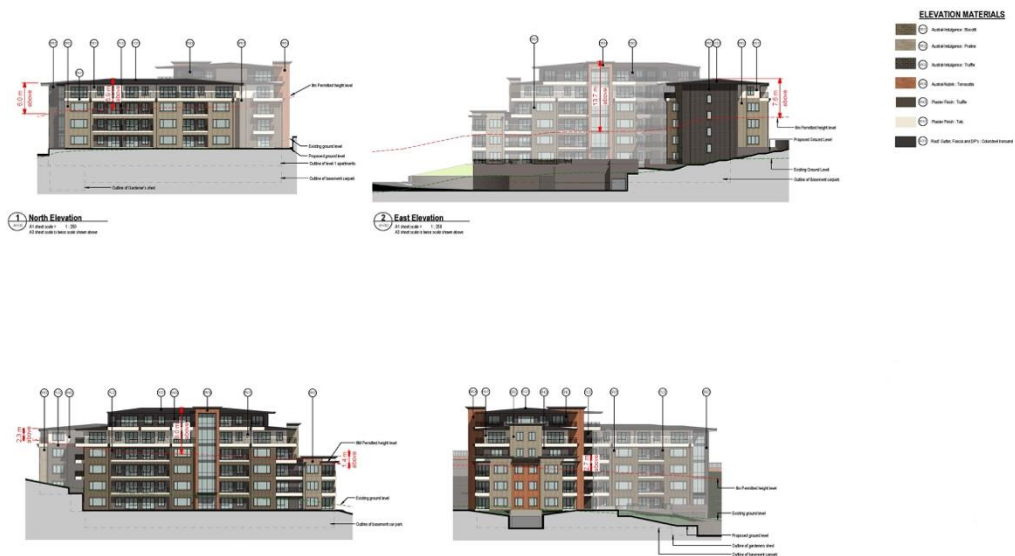


Figure 150: Building B02 elevations.



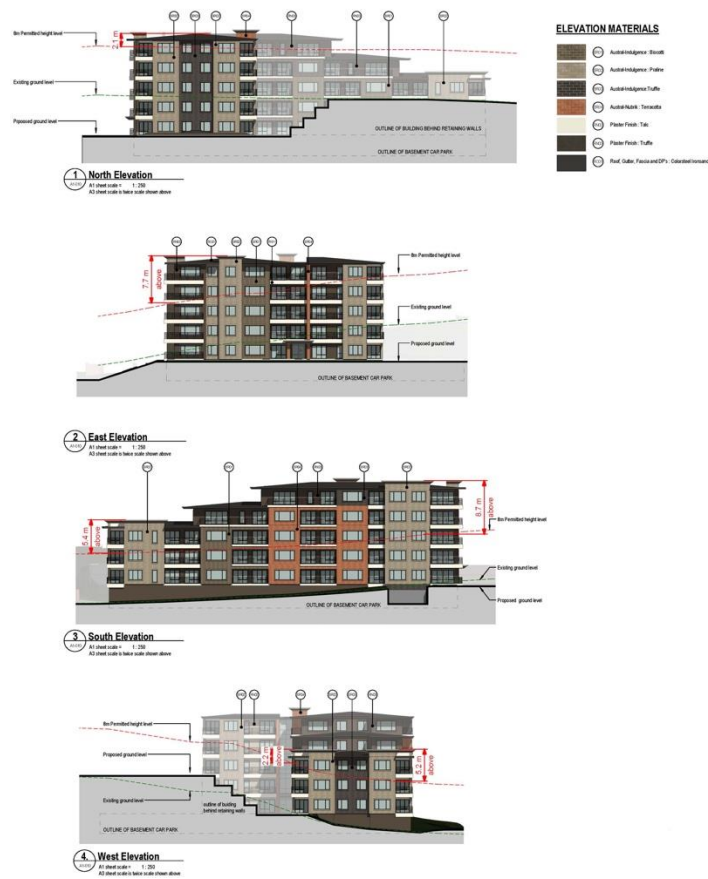


Figure 151: Building B03 elevations.

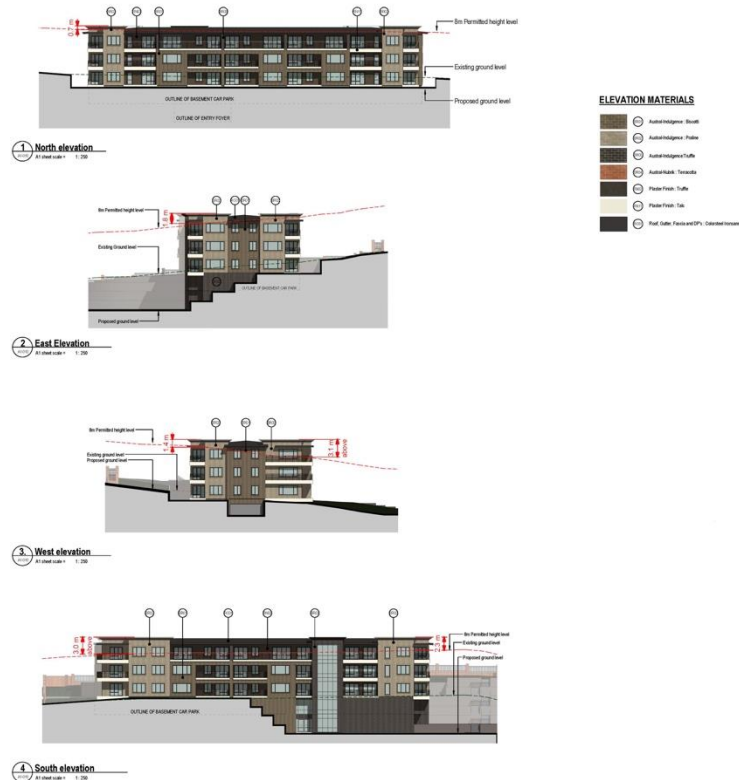


Figure 152: Building B04 elevations.







**Figure 155: The layout of the proposed Ryman village buildings.**

- 6.111 Building B01 will also be screened from the north by the densest part of the existing boundary vegetation, and by virtue of the fact that its boundary setback will result in the steeply sloping land to the south partially concealing it from view from Ngataranga Road. From the east, the building will be screened by Building B05 and from the west by Buildings B02, B03 and B04, all of which are of lesser bulk.
- 6.112 In addition, Building B01 has had its bulk reduced by its intricate floor plan that has been teased out into a series of extended and slimmer ‘wings’, by the finer grained projections and recessions around the perimeter of the plan footprint, and by variations in its rooflines, cladding materials and colours. These techniques give the building facades increased depth that will result in plays of light and shadow across the elevation, further reducing the apparent bulk.
- 6.113 Although landscape planting will assist, it is not relied upon to visually diminish the bulk of any of the buildings.
- 6.114 It is considered that all of the design responses, techniques and characteristics outlined in paragraphs 6.118 to 6.121 above will coalesce to reduce any visual effects of building bulk to a level entirely commensurate with, and appropriate to, the scale and character of the existing adjoining residential environments to the north, east and west of the site.

### ***Passive surveillance***

- 6.115 The proposed new retirement village buildings fronting on to Ngataringa Road and Wesley Street will help to enhance the passive surveillance of these public spaces, thereby making them safer (see Figure 46).

### ***Shading***

- 6.116 The applicant has prepared shadow diagrams of the northern part of the proposed retirement village for mid-winter (21 June), mid-summer (22 December) and for one of the two Equinoxes (23 September).
- 6.117 The shadow diagrams are inserted into the text of the discussion on shading in paragraphs 6.118 to 6.148 inclusive. Each diagram illustrates (in time-coded colours) the shadows that will be cast by the proposed retirement village. The single solid line indicates the extent of shading caused by existing trees. The dotted line indicates the extent of the shadow formed by a building constructed to the maximum permitted envelope.
- 6.118 All shading diagrams are based upon the actual ground level, i.e. the three dimensional envelope that will result from the proposed buildings being built on the proposed topography of the site.

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

6.119 In mid-winter, which represents the ‘worst case’ shading scenario, shadow diagrams have been prepared for 8.30am, 10.00am, 12.00 noon, 3.00pm and 4.10pm (1 hour before sunset) (see Figures 156 - 159).

**Mid-winter – 8.30am**



**Figure 156: Shadows on 21 June at 8.30am (Ryman Drawing A0-080 RC31).**

6.120 At 8.30am in mid-winter, no surrounding streets or houses are shaded by any of the proposed Ryman retirement village buildings (see Figure 156).



Mid-winter – 10.00am



**Figure 157: Shadows on 21 June at 10.00am (Ryman Drawing A0-080 RC31).**

- 6.121 At 10.00am in mid-winter, a small length of Wesley Street and the northern end of the house at 1 Wesley Street is shaded, but this area is largely occupied by a garage (see Figure 157).
- 6.122 The shading at this time of the year is less than could be expected from a fully complying development along the western edge of the Ryman site.



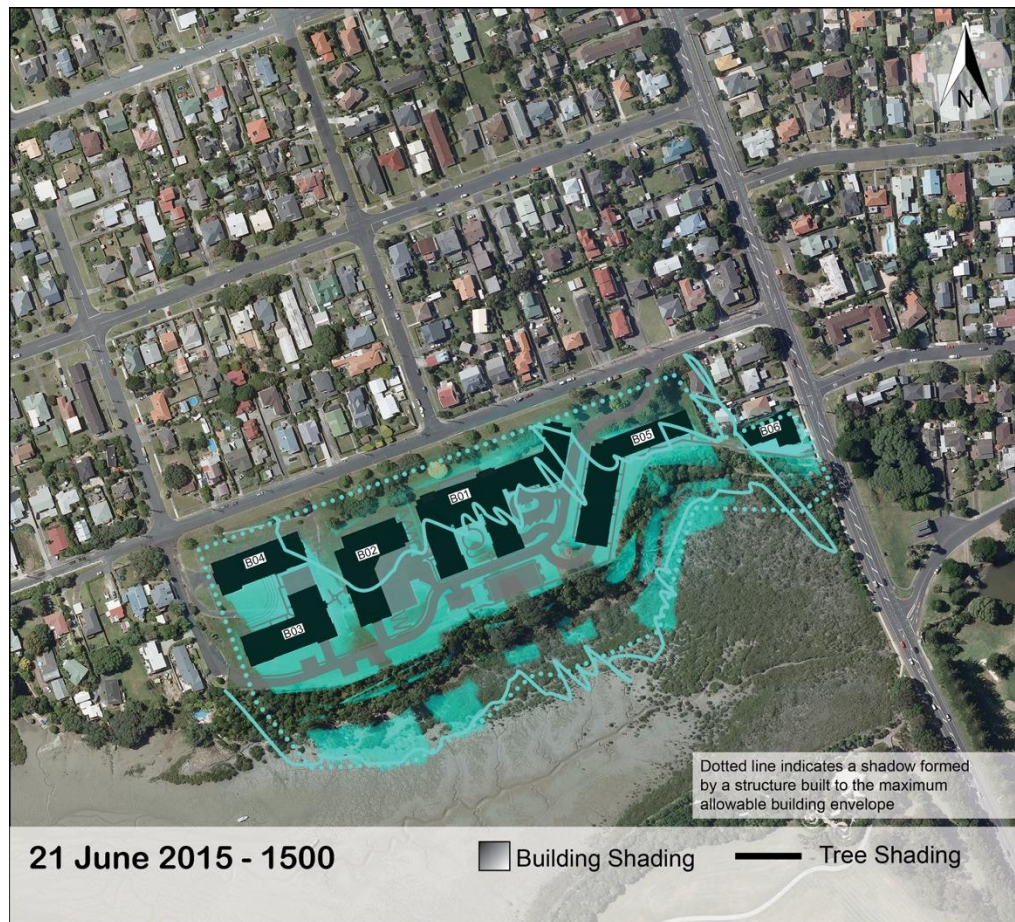
Mid-winter – 12.00 noon



**Figure 158: Shadows on 21 June at 12.00 noon (Ryman Drawing A0-080 RC31).**

6.123 At 12.00 noon in mid-winter, no surrounding streets or houses are shaded by any of the proposed Ryman retirement village buildings (see Figure 158).

Mid-winter – 3.00pm



**Figure 159: Shadows on 21 June at 3.00pm (Ryman Drawing A0-080 RC31).**

6.124 At 3.00pm in mid-winter, no surrounding streets or houses are shaded by any of the proposed Ryman retirement village buildings (see Figure 159).



Mid-winter – 4.10pm



**Figure 160: Shadows on 21 June at 4.10pm (Ryman Drawing A0-080 RC31).**

- 6.125 At 4.10pm in mid-winter the shadows are becoming quite long.
- 6.126 Nevertheless, at 4.10pm in mid-winter, a very small length of Lake Road is shaded by Building B06 but no surrounding houses are shaded by the proposed Ryman retirement village (see Figure 160).

Conclusions on mid-winter shading effects

- 6.127 Largely because of the substantial setbacks from the various site boundaries and the full compliance with the height-in-relation-to-boundary recession plane controls, any actual and/or potential adverse shading effects from the proposed Ryman retirement village during mid-winter are considered to be less than minor.

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

6.128 In mid-summer, which represents the 'best case' shading scenario, shadow diagrams have been prepared for 7.00am, 8.00am, 10.00am, 12.00 noon, 3.00pm, 5.00pm and 6.30pm.

**Mid-summer – 7.00am**



**Figure 161: Shadows on 22 December at 7.00am (Ryman Drawing A0-081 RC32).**

- 6.129 At 7.00am in mid-summer, a very small area of shadow cast by Building B01 reaches half way across the width of Ngataringa Road just east of its intersection with Regent Street. The extent of this shadow is no more than would be cast by a fully complying development and only slightly less than the shadows cast by existing trees (see Figure 161).
- 6.130 Building B04 also casts very small shadow across the intersection of Ngataringa Road and Wesley Street and over the very large pohutukawa tree



in the front yard of 39 Ngataranga Road but, again, the extent of this shadow is no greater than that which would be cast by a complying development.

- 6.131 Building B03 casts a short shadow across the Wesley Street end of the driveway to 3 Wesley Street.

Mid-summer – 8.00am



**Figure 162: Shadows on 22 December at 8.00am (Ryman Drawing A0-081 RC32).**

- 6.132 At 8.00am in mid-summer, no surrounding streets or houses are shaded by any of the proposed Ryman retirement village buildings (see Figure 162).



Mid-summer – 10.00am



**Figure 163: Shadows on 22 December at 10.00am (Ryman Drawing A0-081 RC32).**

- 6.133 At 10.00am in mid-summer, no surrounding streets or houses are shaded by any of the proposed Ryman retirement village buildings (see Figure 163).

Mid-summer – 12.00 noon



**Figure 164: Shadows on 22 December at 12.00 noon (Ryman Drawing A0-081 RC32).**

- 6.134 At 12.00 noon in mid-summer, no surrounding streets or houses are shaded by any of the proposed Ryman retirement village buildings (see Figure 164).



Mid-summer – 3.00pm



**Figure 165: Shadows on 22 December at 3.00pm (Ryman Drawing A0-081 RC32).**

- 6.135 At 3.00pm in mid-summer, no surrounding streets or houses are shaded by any of the proposed Ryman retirement village buildings (see Figure 165).

Mid-summer – 5.00pm



**Figure 166: Shadows on 22 December at 5.00pm (Ryman Drawing A0-081 RC32).**

- 6.136 At 5.00pm in mid-summer, no surrounding streets or houses are shaded by any of the proposed Ryman retirement village buildings (see Figure 166).



Mid-summer – 6.30pm



**Figure 167: Shadows on 22 December at 6.30pm (Ryman Drawing A0-081 RC32).**

- 6.137 At 6.30pm in mid-summer, shadows are beginning to get quite long.
- 6.138 At this relatively late time of the day, the proposed Building B06 casts a small shadow halfway across a short length of Lake Road. No houses surrounding the site are shaded by the Ryman retirement village buildings (see Figure 167).

Conclusions on mid-summer shading effects

- 6.139 Largely because of the substantial setbacks from the various site boundaries and the full compliance with the height-in-relation-to-boundary recession plane controls, any actual and/or potential adverse shading effects from the proposed Ryman retirement village during mid-summer are considered to be less than minor.



**Equinox shading effects (23 September)**

6.140 At the September Equinox, which represents the mid-point between the mid-winter and the mid-summer shading scenarios, shadow diagrams have been prepared for 8.00am, 10.00am, 12.00 noon, 3.00pm and 5.00pm.

**September Equinox – 8.00am**



**Figure 168: Shadows on 23 September at 8.00am (Ryman Drawing A0-080 RC31).**

- 6.141 At 8.00am during the September Equinox the proposed Building B06 casts a small triangular-shape shadow across the southern corner of the rear yard of 31 Lake Road but not across the house (see Figure 168).
- 6.142 Buildings B03 and B04 cast shadows across what will become a widened section of Wesley Street but not across the residential properties on the street's western side.
- 6.143 No other surrounding streets or houses are shaded by the Ryman retirement village buildings at this time of the year.

September Equinox – 10.00am



**Figure 169: Shadows on 23 September at 10.00am (Ryman Drawing A0-080 RC31).**

- 6.144 At 10.00am during the September Equinox, with the exception of the yet-to-be-widened eastern side of Wesley Street, no surrounding streets or houses are shaded by any of the proposed Ryman retirement village buildings (see Figure 169).



September Equinox – 12.00 noon



**Figure 170: Shadows on 23 September at 12.00 noon (Ryman Drawing A0-080 RC31).**

- 6.145 At 12.00 noon during the Summer Equinox, no surrounding streets or houses are shaded by any of the proposed Ryman retirement village buildings (see Figure 170).

September Equinox – 3.00pm



**Figure 171: Shadows on 23 September at 3.00pm (Ryman Drawing A0-080 RC31).**

- 6.146 At 3.00pm during the September Equinox, no surrounding streets or houses are shaded by any of the proposed Ryman retirement village buildings (see Figure 171).



September Equinox – 5.00pm



**Figure 172: Shadows on 23 September at 5.00pm (Ryman Drawing A0-080 RC31).**

- 6.147 At 5.00pm during the September Equinox, with the exception of a short length of footpath on the western side of Lake Road, no surrounding streets or houses are shaded by any of the proposed Ryman retirement village buildings (see Figure 172).

Conclusions on the September Equinox shading effects

- 6.148 Largely because of the substantial setbacks from the various site boundaries and the full compliance with the height-in-relation-to-boundary recession plane controls, any actual and/or potential adverse shading effects from the proposed Ryman retirement village during the September Equinox are considered to be less than minor.

### Conclusions on shading effects throughout the year

- 6.149 In conclusion, it is considered that, at all times of the year, any actual and/or potential adverse shading effects on the neighbouring public streets or private residential properties are less than minor

### ***Building form and character***

- 6.150 Although the majority of the proposed retirement village buildings typically vary from two to five storeys in height, the architectural forms of the buildings are generally residential in character. The buildings have a combination of hipped, gabled and flat roofs, and elevations comprising projecting walls with windows and recessed balconies exhibiting residentially-related dimensions.
- 6.151 The proposed buildings draw their building form articulation and modulation from the medium density housing in the neighbouring residential area, which is characterized by a wide variety of residential building styles, forms, materials and colours (see Figures 4, 5, 6, 7 and 8).
- 6.152 Largely because of the moderate age of many of the existing houses in the surrounding neighbourhood, there are a variety of architectural styles characterizing the streets surrounding the site. Some of the predominant existing building materials tend to be relatively high maintenance, painted timber weatherboards and timber joinery. Other cladding materials include brick and tile and/or stucco and tile.
- 6.153 Because of Ryman's desire to use high quality, permanent, durable, low-maintenance and sustainable materials throughout their retirement villages, the proposed materials tend to more closely reflect the 'brick and tile' character established within the neighbourhood than they do the painted timber weather board character found on other types of housing surrounding the site.

### ***Building materials***

- 6.154 The cladding materials reflect Ryman's desire to use high quality, permanent and *low maintenance* materials throughout their retirement villages.
- 6.155 The retirement village will deploy brick veneer walls, plastered brick veneer walls, colorsteel roofs and aluminium joinery.
- 6.156 Brick veneer wall cladding will be as follows:

- Austral Indulgence Range, Colour 'Biscotti';
- Austral Indulgence Range, Colour 'Praline';
- Austral Indulgence Range, Colour 'Truffle'; and
- Austral Nubrik Range, Colour 'Terracotta'.

6.157 Plaster finish brick veneer walls will be Colour 'Talc' and 'Truffle'.

6.158 Window and Door joinery will be powder-coated aluminium.

6.159 Roofs, gutters, fascias and downpipes will be Colorsteel 'Ironsand'.

6.160 The scale of the new retirement village buildings will be broken down through the use of a variety of different but complementary coloured bricks, rendered plaster, and concrete tiles (see Figures 149, 150, 151, 152, 153 and 154).

## **7 PHOTOMONTAGES**

7.1 The following photomontages have been prepared to illustrate how the proposed completed retirement village will modify the existing context. The programme used to compile the images was Adobe Photoshop Elements 9.

7.2 All photographs were taken using a digital SLR camera with a 35mm lens. Panoramas photographs, approximating the horizontal and vertical fields of view of the human eye, were created by 'stitching' together overlapping images captured using a 35mm SLR camera lens.

7.3 Figure 173 illustrates 16 key public viewpoints from which photographs of the existing site and its surroundings have been taken and used to form the basis of photomontages representing how the completed retirement village would appear from these locations. These viewpoints were selected because the site is highly visible from these locations and because the viewpoint locations, including the tops of volcanic cones, parks and streets are all publicly accessible and typically have a high level of public use.



**Figure 173: The proposed Ryman Retirement Village site plan (at two scales) inserted into an aerial photograph of the site and its surroundings, indicating viewpoints 1-16 from which the photographs forming the basis of the photomontages were taken.**

7.4 The selected viewpoint locations are listed below:

Viewpoint 1: Maungauika (North Head)

Viewpoint 2: Takarunga (Mt Victoria)

Viewpoint 3: Te Taua Moana Marae

Viewpoint 4: Jim Titchener Parade

Viewpoint 5: Bulwer Street

Viewpoint 6: Abbotsford Terrace

Viewpoint 7: Skateboard rink in Ngataranga Park

Viewpoint 8: Walking/cycling track in Ngataranga Park

Viewpoint 9: Wesley Street

Viewpoint 10: Regent Street

Viewpoint 11: Mid-way along Ngataranga Road



Viewpoint 12: Western end of Ngataranga Road

Viewpoint 13: Wesley Street north of Ngataranga Road

Viewpoint 14: Wesley Street

Viewpoint 15: Wesley Street

Viewpoint 16: Wesley Street

- 7.5 The following sets of two images provide comparisons of existing and proposed views from each of the key viewpoints illustrated in Figure 173.
- 7.6 All simulated street trees are shown at the height and spread they would be anticipated to reach approximately ten years after their initial planting.
- 7.7 From an urban design perspective, it is considered that the proposed new village will have 'less than minor' adverse visual, dominance or overlooking effects on its various receiving environments.