

# ABC 194

Project Summary  
25 August 2020

Presented by Warren and Mahoney

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the Official Information Act 1982



**Prepared For**

PUDONG HOUSING DEVELOPMENT  
LTD & FOODSTUFFS (NZ) LTD

**Document Control**

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**Document Revision Status**

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25 August 2020

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**Disclaimer**

While Warren and Mahoney has endeavored to summarise the design process in this document and appendices, the report format cannot represent the broad range and depth of information captured during this process. Approval of the specific issues contained in this report does not discharge the obligation of the client team to review the drawings and specifications in their entirety.

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## Site Analysis

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# Site Plan Overview

The subject site sits within a predominantly residential context of historic character. It's size and contribution to surrounding streets means that any development will need to be considerate of, and contribute to this existing context. This development will be an extension of the existing amenity along Dominion Road.











# Site Plan

## Context

The site is oriented roughly north/south with good access to sun across the northern and western roads. Dominion Road is both a source of good amenity and outlook, but also noise. Overland flow paths are understood to pass across the site, although site investigations suggest that this might not be the case. Sub-grade conditions are largely unknown but basalt is expected at some depth, possibly offering good support, especially at the northern edge.

KEY	
Bus Stop	
Existing Site	
Flood Plane	
Noise	
Active Commercial Street Edge	
Sunpath	





# Site Plan

## Ownership

The nature of ownership across the site is complex in terms of geometry with Lot 2 owning space above and around Lot 1. Easements provide Lot 2 some rights for development within Lot 1. Multiple easements exist, including the ability to pass services through and under each lot, as well as vehicular access. Fire separations are expected between lots. These ownership rights are complex and will require ongoing investigations.

The Retail Shops (legally described as Lot 1) are held in separate Unit Title ownership, consisting of PU's, AU's and Common Areas (between RL54.8 and RL55.6 – single level at ground, also land below RL54.8) and are indicated by the cross hatch . The balance of the site (in 3 dimension) comprises Lot 2 (the subject property). This is best illustrated at Page 18 in the 3D series of plans by level.





# Street Elevations



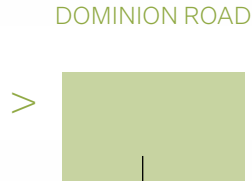
Site

Dominion Road Elevation 2

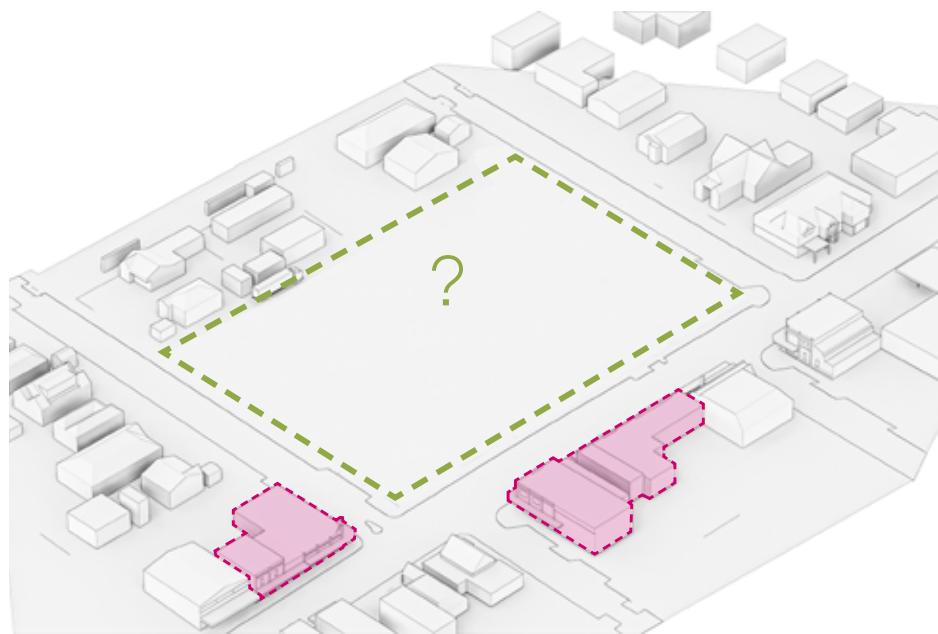


Site

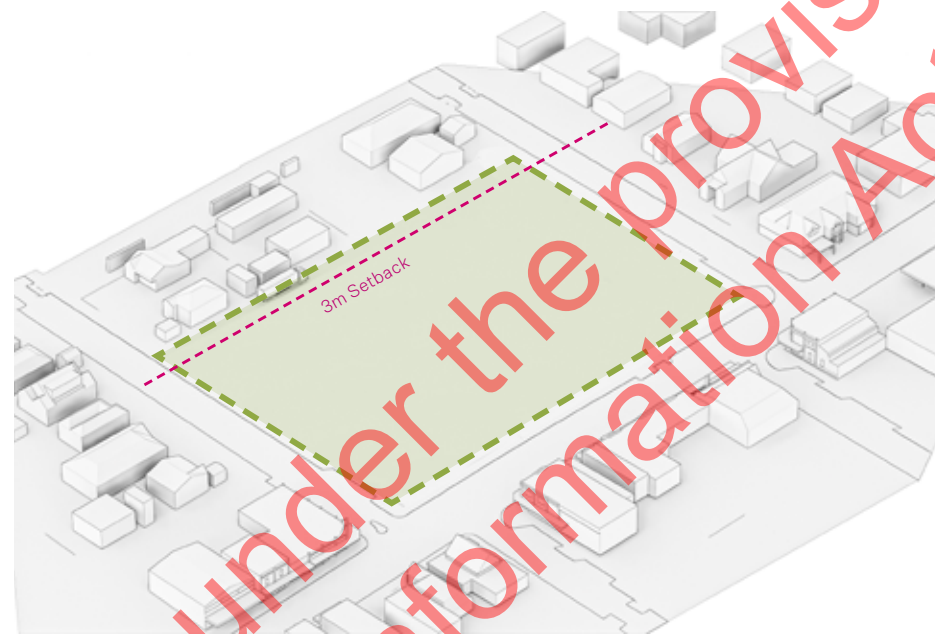
Prospect Terrace Elevation



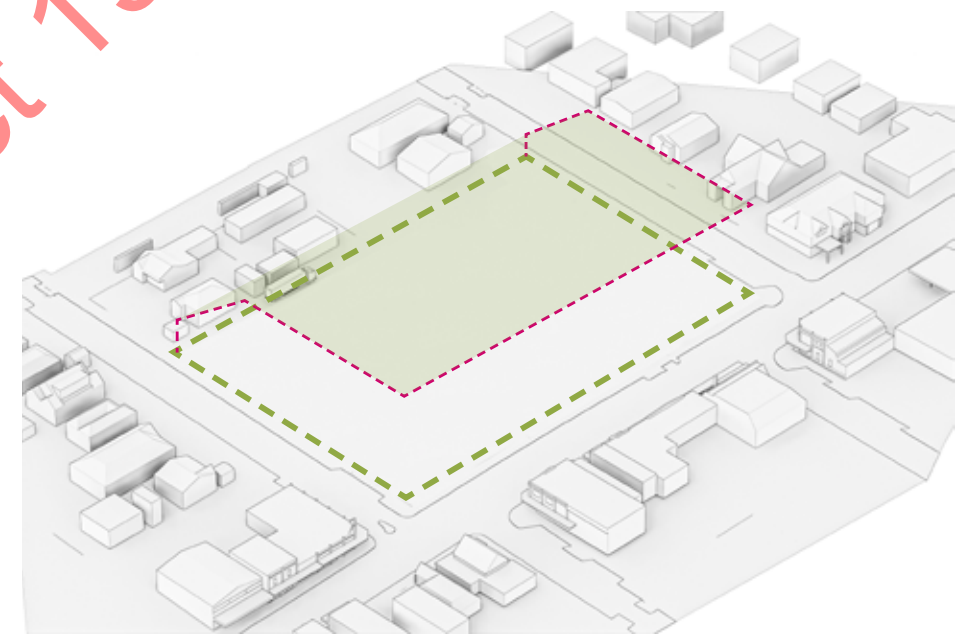
# Planning Controls



**Mixed Used Zoning**



**3m Setback**



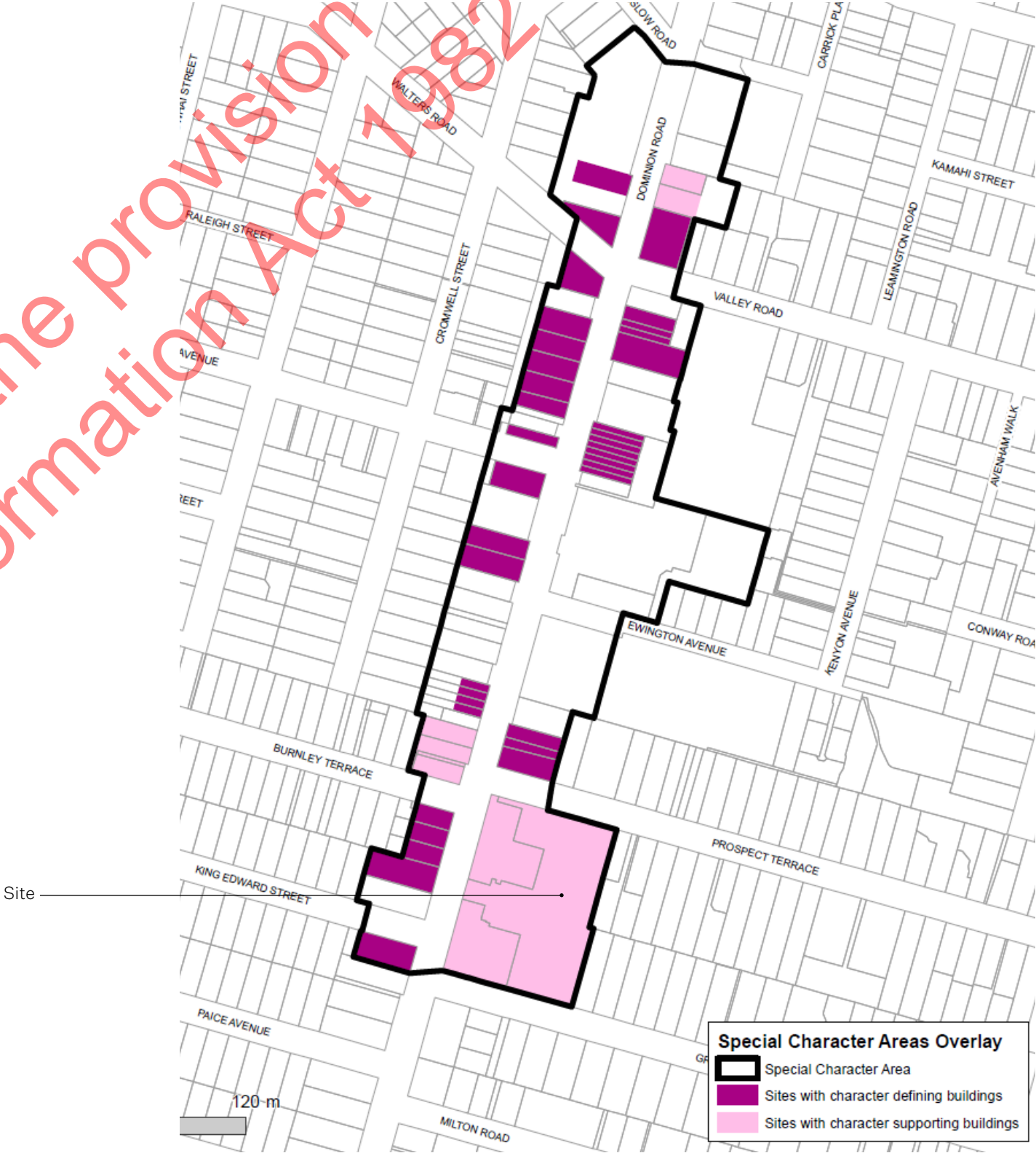
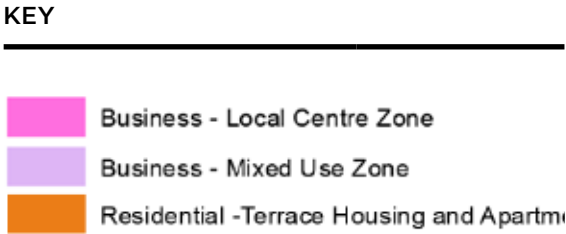
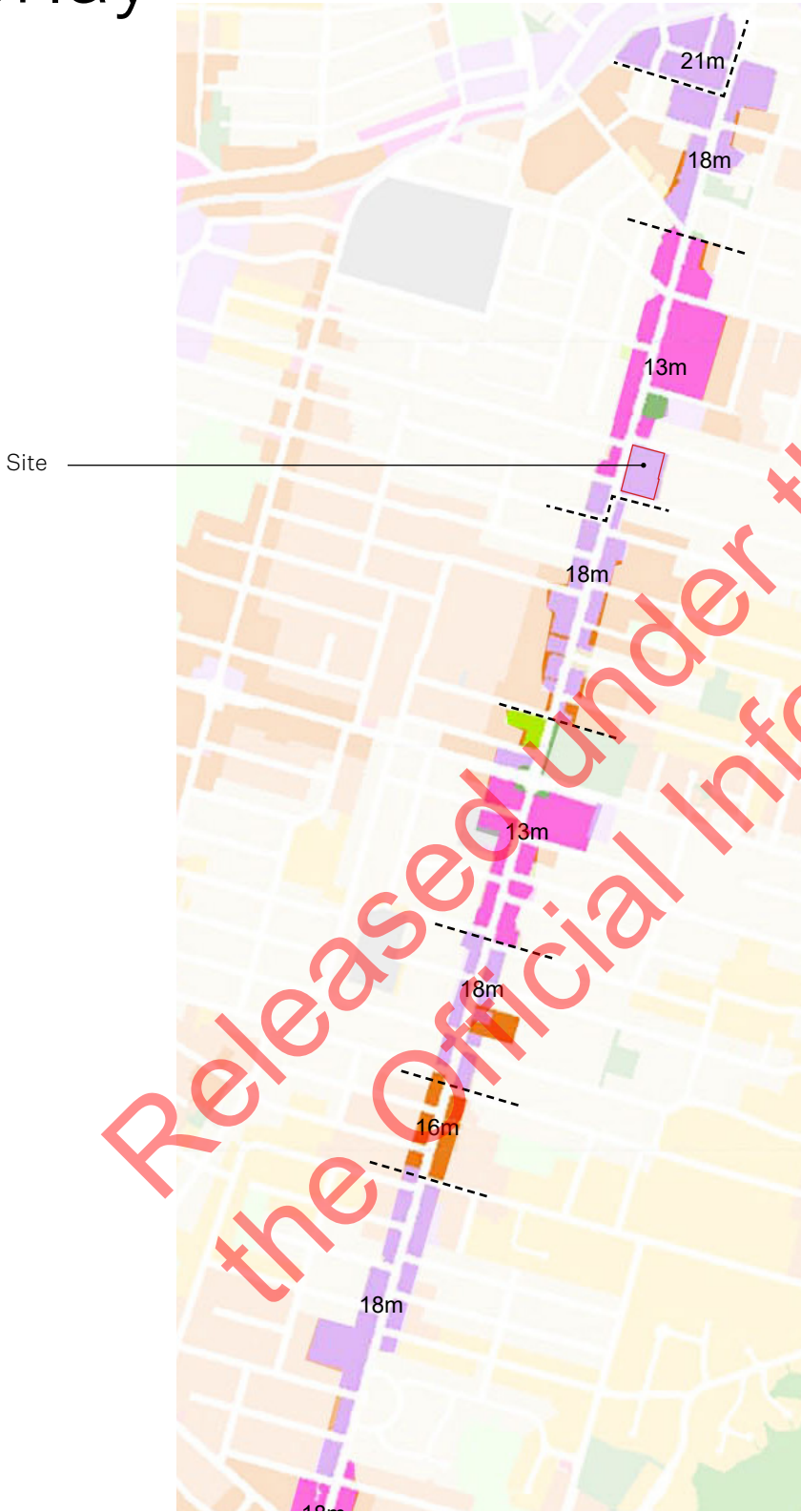
**Max Height + Height in  
Relation to Boundary**



# Planning Controls

## Eden Valley Special Character Overlay

The site sits within a special character area and is immediately adjacent to character defining buildings. The Unitary Plan notes the presence of character supporting buildings on this site. It is unclear why this has been applied to this site.



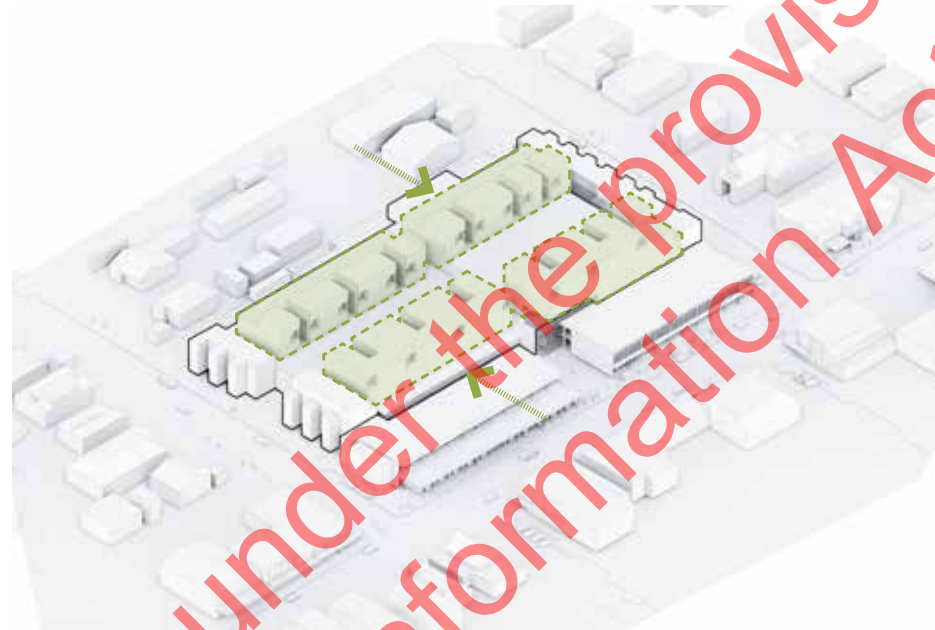


# Urban Design Principles



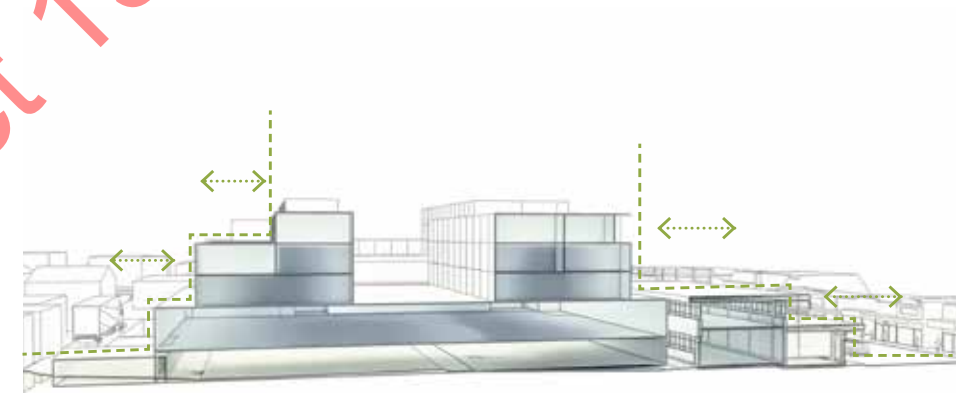
## Sleaving

It is important to conceal the bulk of the supermarket by other uses that offer activation and a scale of façade that better reflects the character of the surroundings.



## Division of building mass

Displacement of building mass to avoid long buildings out of scale with surrounding built form.

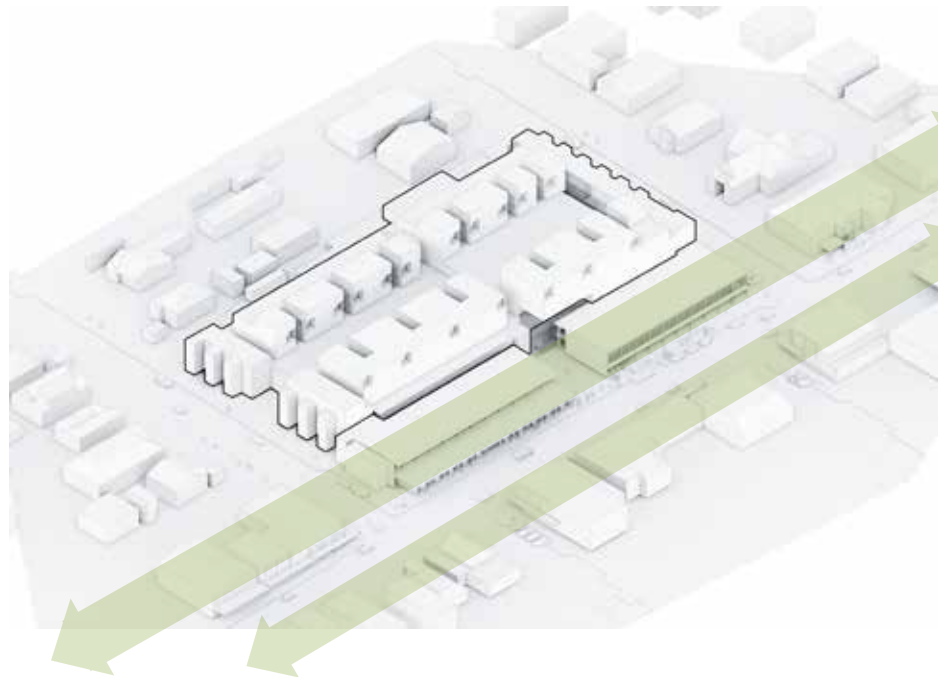


## Sympathetic Massing

Higher massing of the development are set back from boundaries to reduce the effect of their height on the adjacent sites.

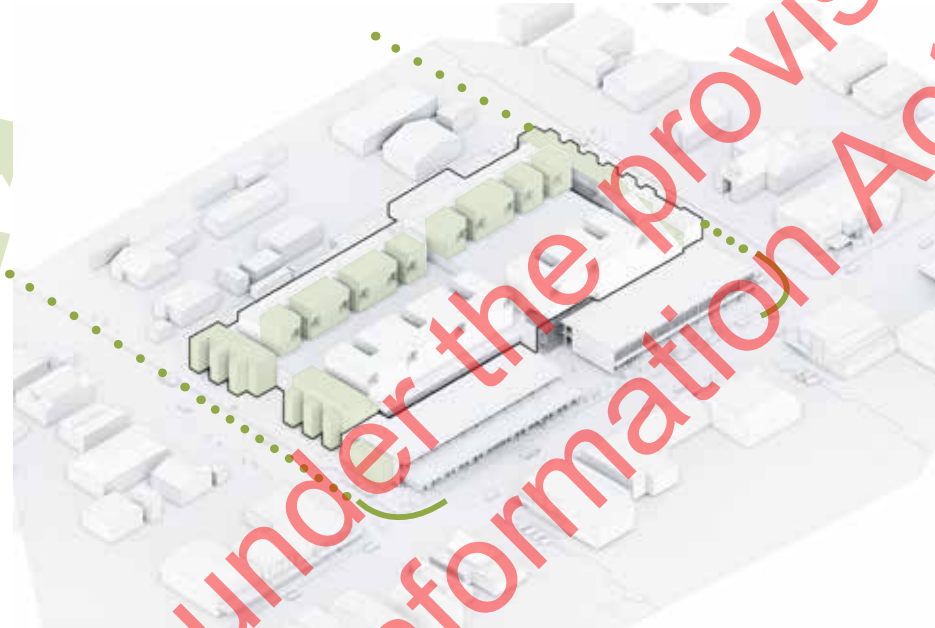


# Urban Design Principles



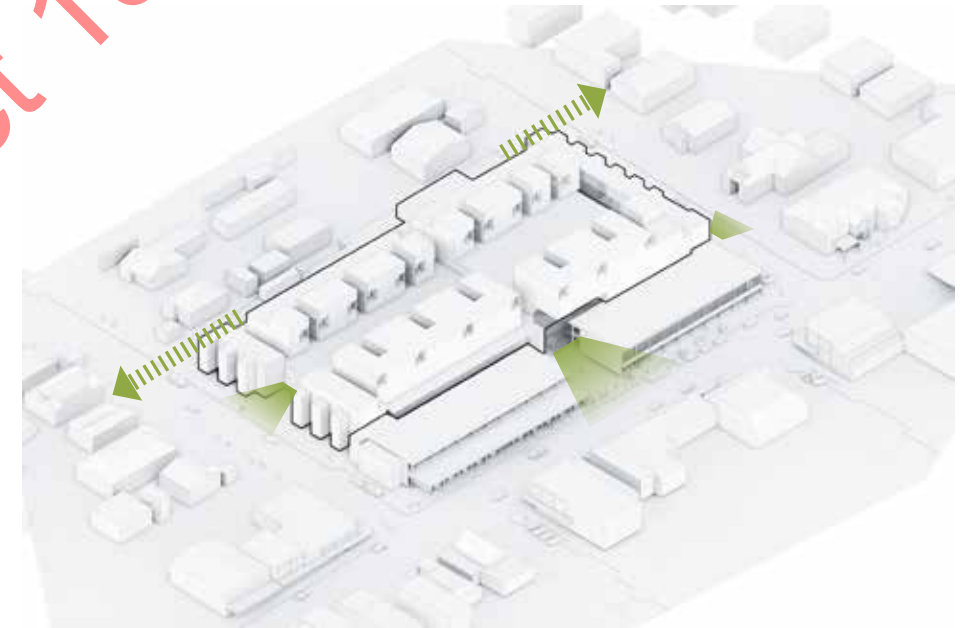
## Streetscape

Respecting the low level placemaking along Dominon Road, only 2 storey massing borders the street.



## Broken Form

Built form is expressed as parts to reduce the building's mass and better reflect the smaller scale surrounding buildings. In particular the Prospect and Grange frontages are highly textured to offer a softer interface with the residential streets



## Entrance Axis

The use of entrance in splitting the mass helps to create a relief from too long a massing. The service entrance is tucked to the eastern boundary, creating a setback from the residential neighbourhood.



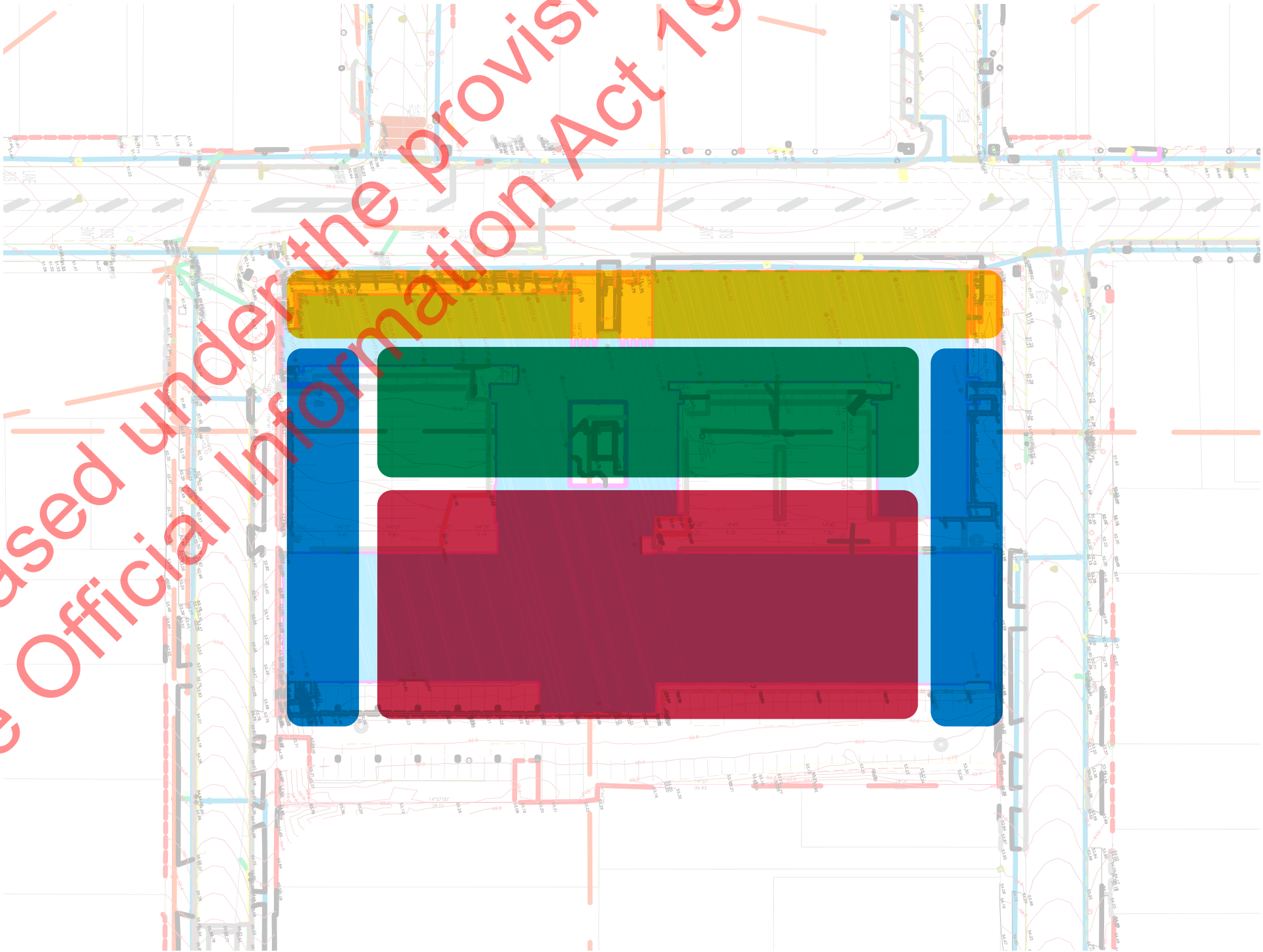
# Urban Design Principles

## Uses

- Uses should be arranged to provide positive effects on the street.
- Limited potential for residential at low level.
- The Western edge presents best opportunity for retail frontage.

KEY	
Retail	<div></div>
Commercial/Residential Activation	<div></div>
Residential	<div></div>
Supermarket/Parking	<div></div>

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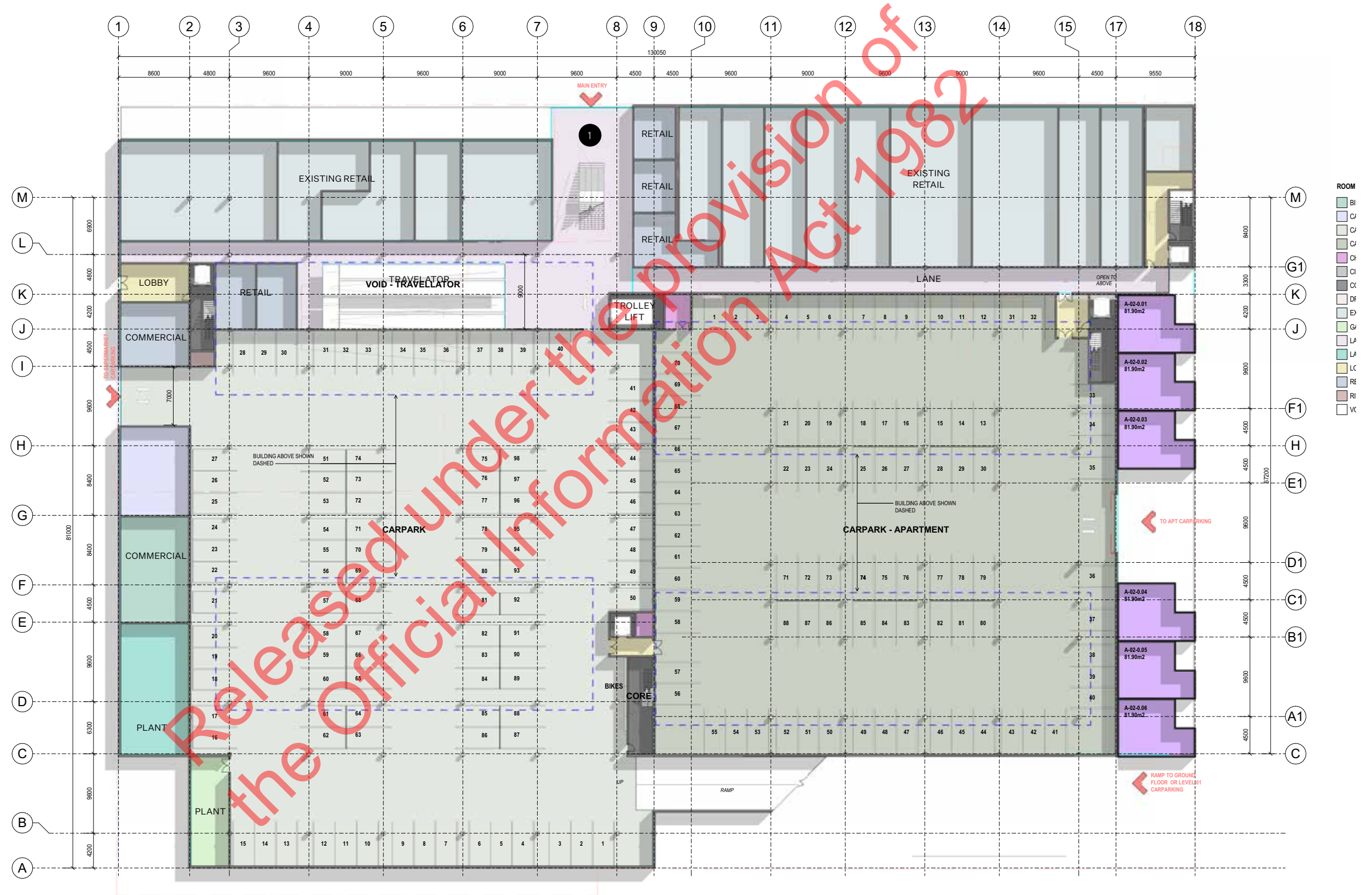
B

## Design Response

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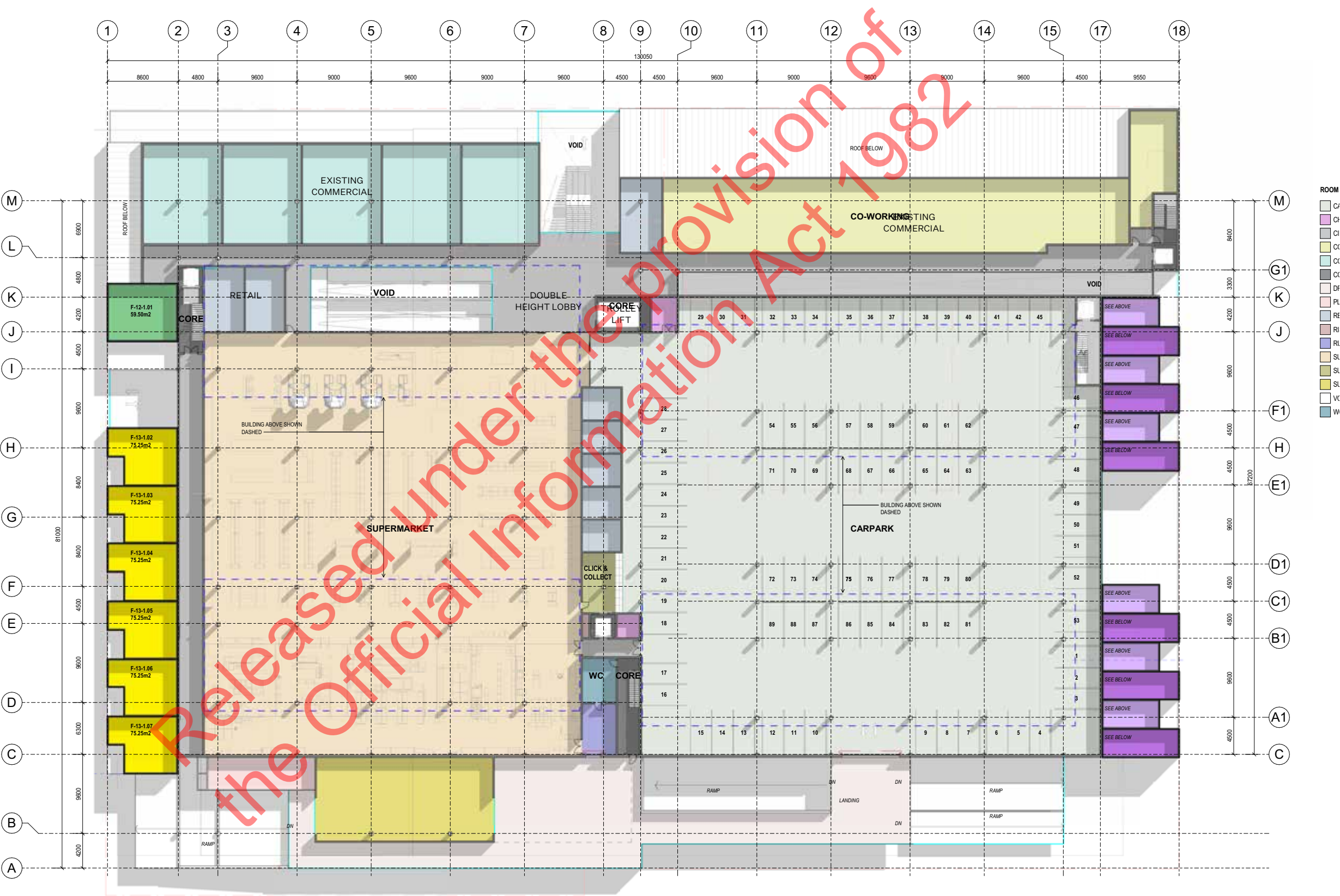


# Level 00

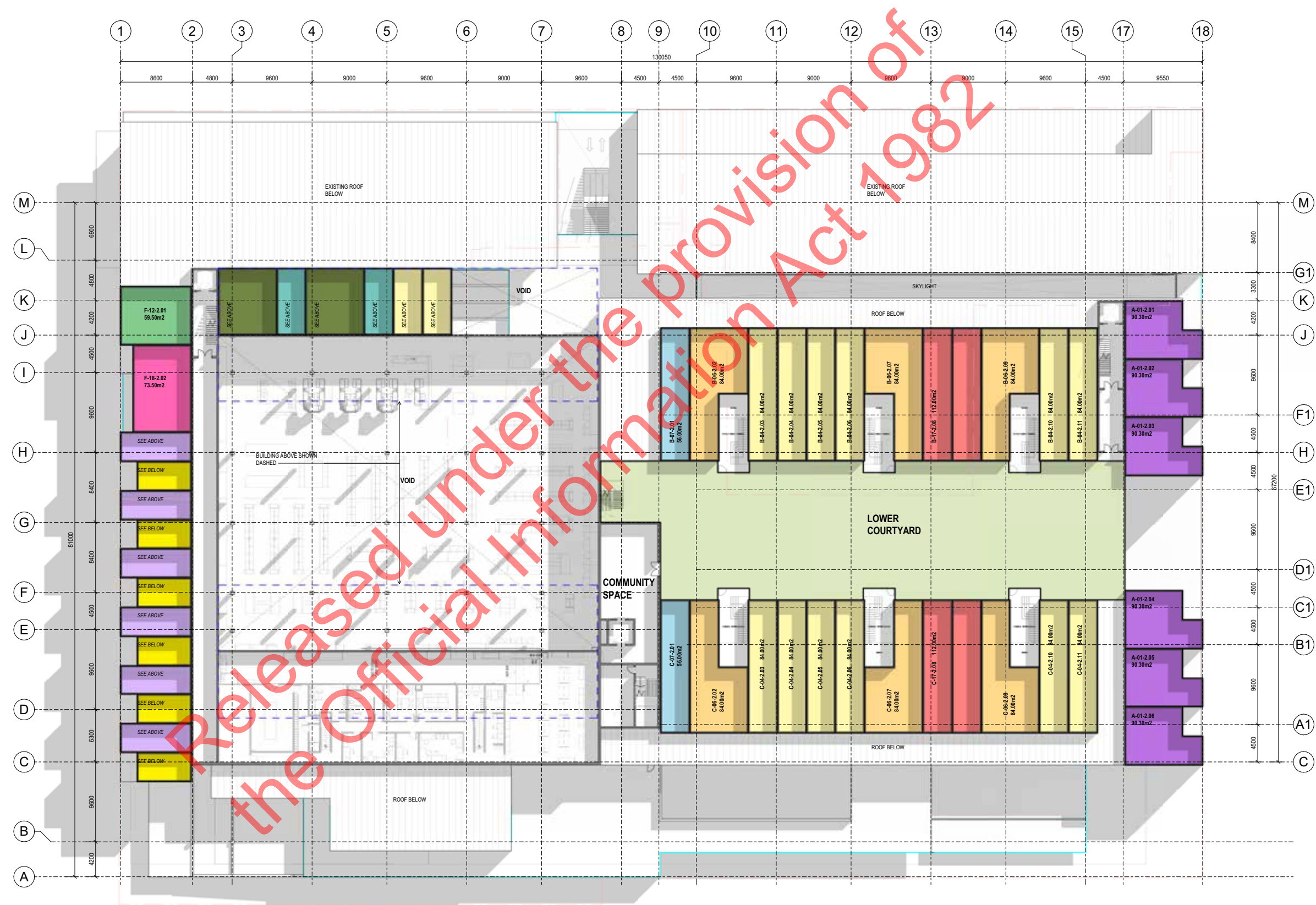




# Level 01



# Level 02

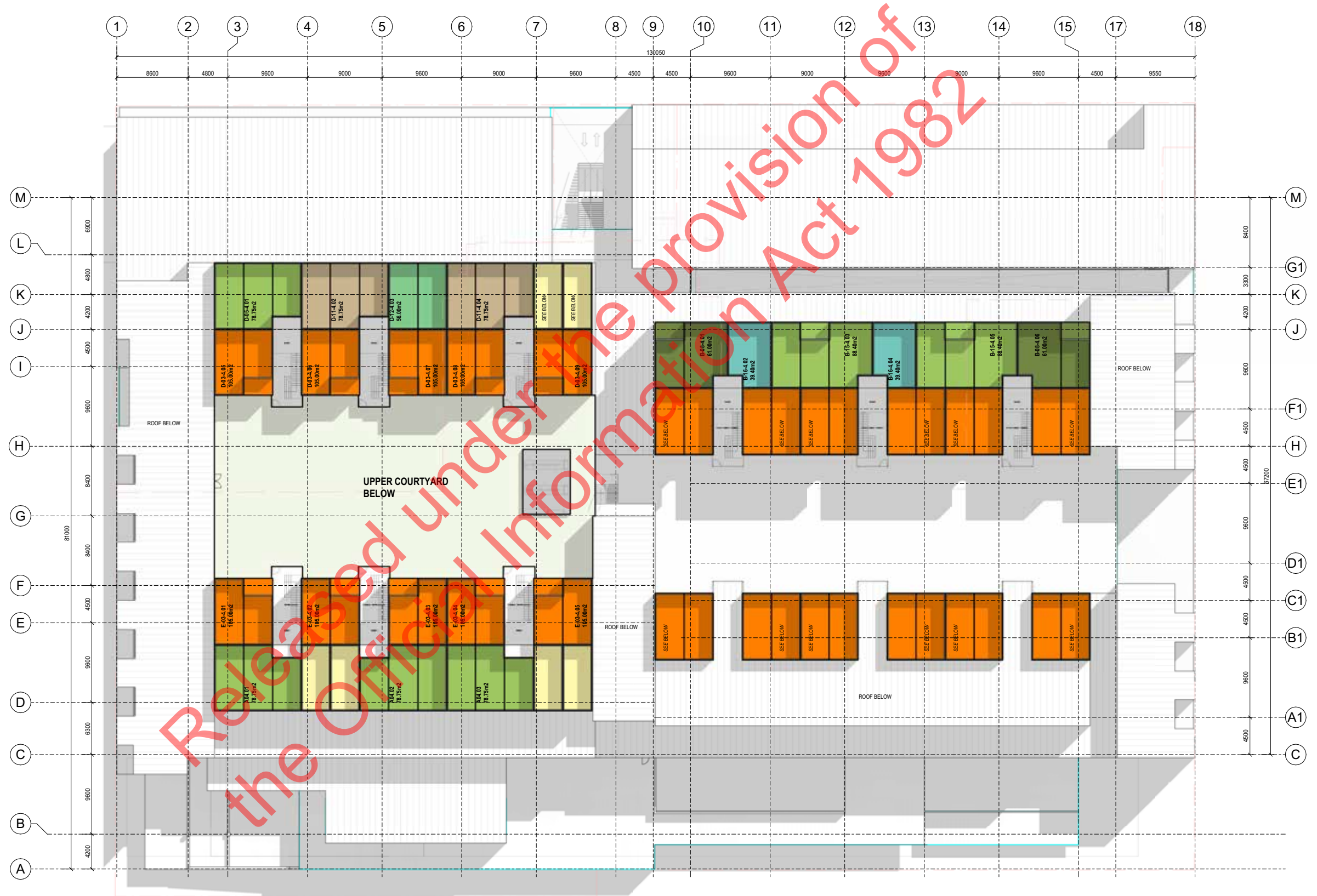




## Level 03

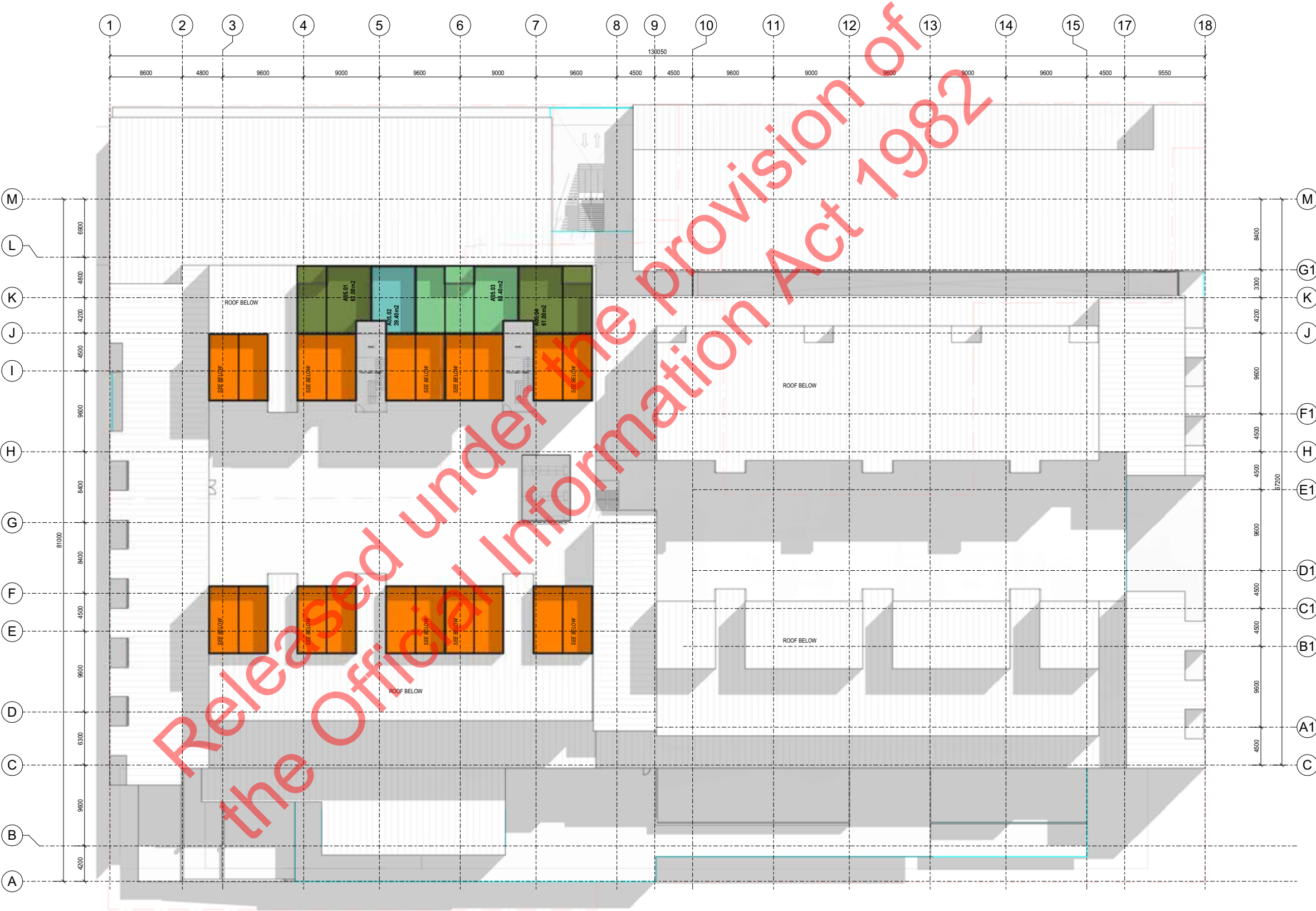


## Level 04



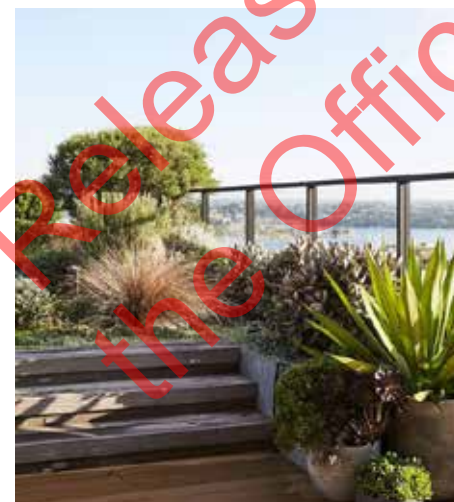
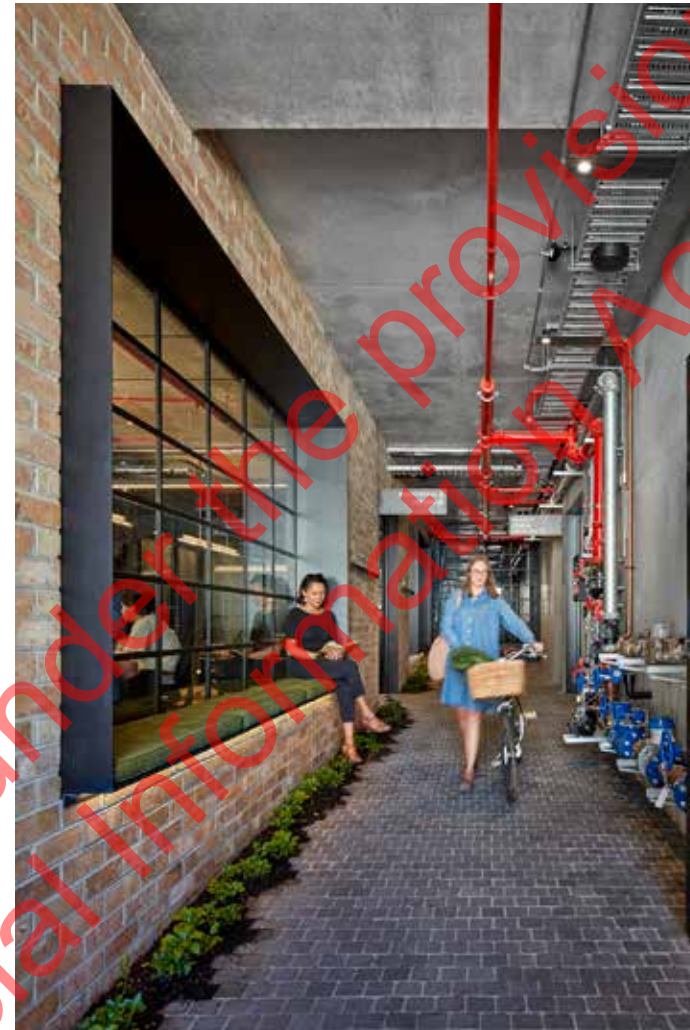


# Level 05



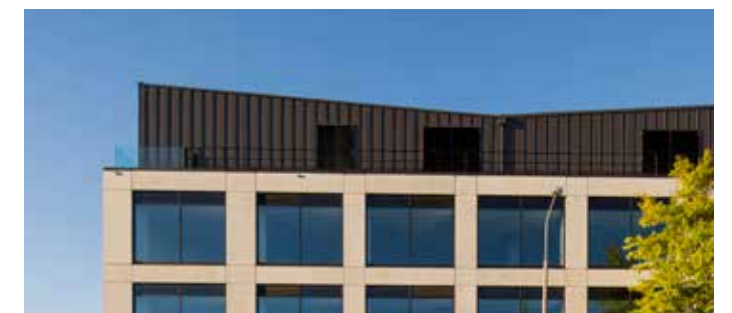
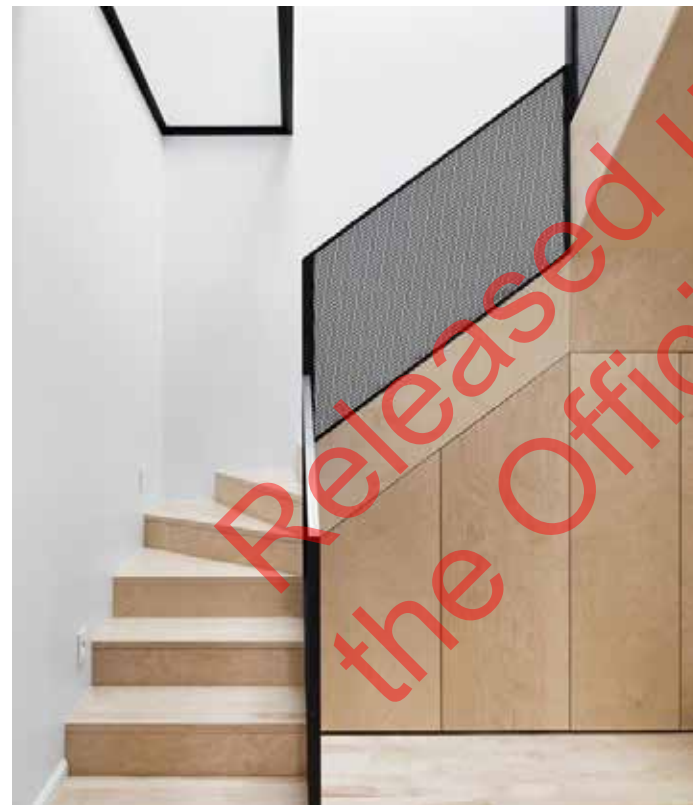


# Retail and Landscape





# Apartments and Facade





# Residential courtyard





# Bulk & Location

## Massing from the North

DOMINION ROAD



View 1 - Existing



View 1 - Proposed

# Bulk & Location

## Massing from the South



View 2 - Existing



View 2 - Proposed

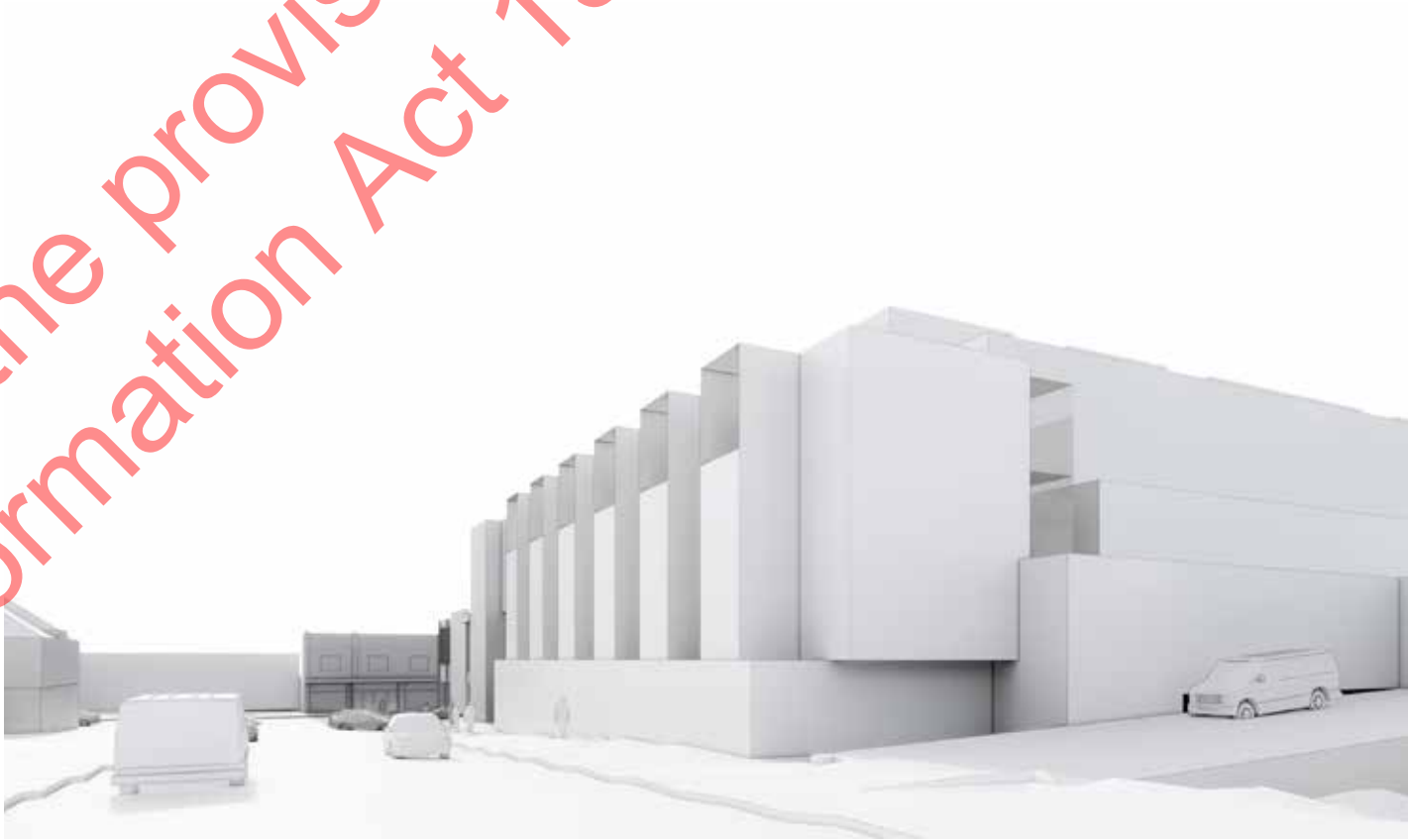


# Bulk & Location

Massing from the Southern Edge



View 3 - Existing



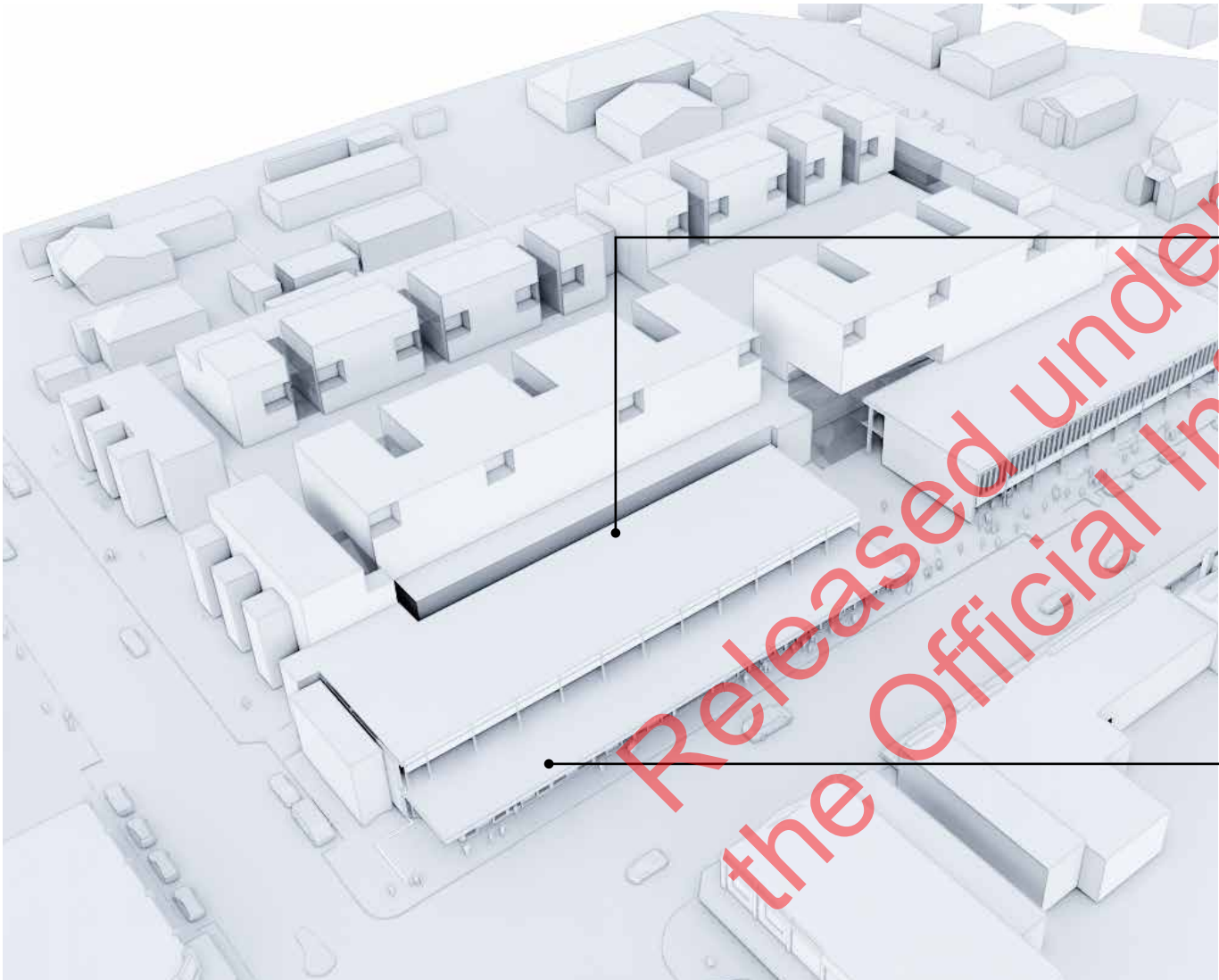
View 3 - Proposed

DOMINION ROAD

7

# Commercial + Retail

DOMINION ROAD  
↙



Co-working space

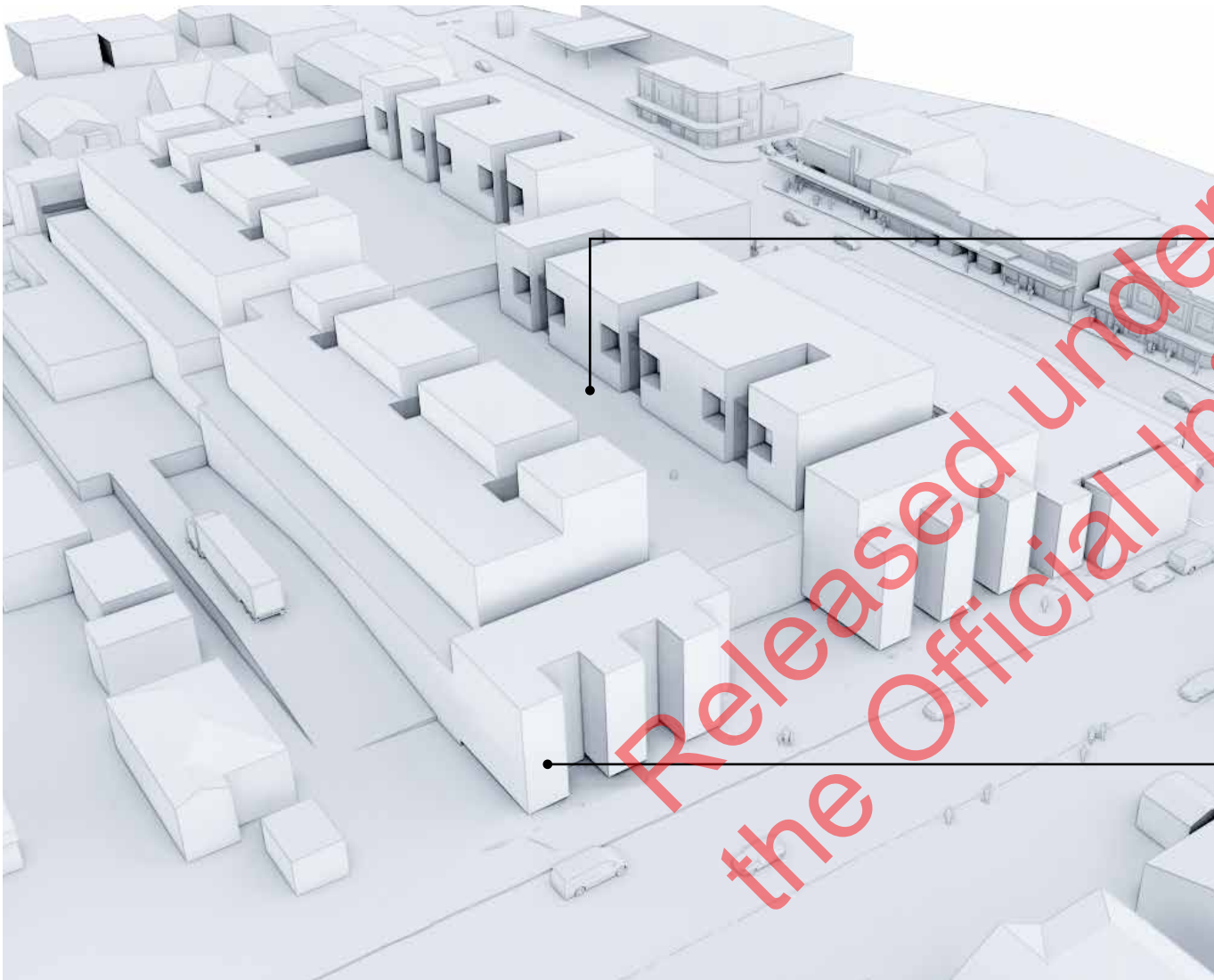


Dominion Rd Active Edge



# Terrace + Front Yard

DOMINION ROAD



View 1 - Existing



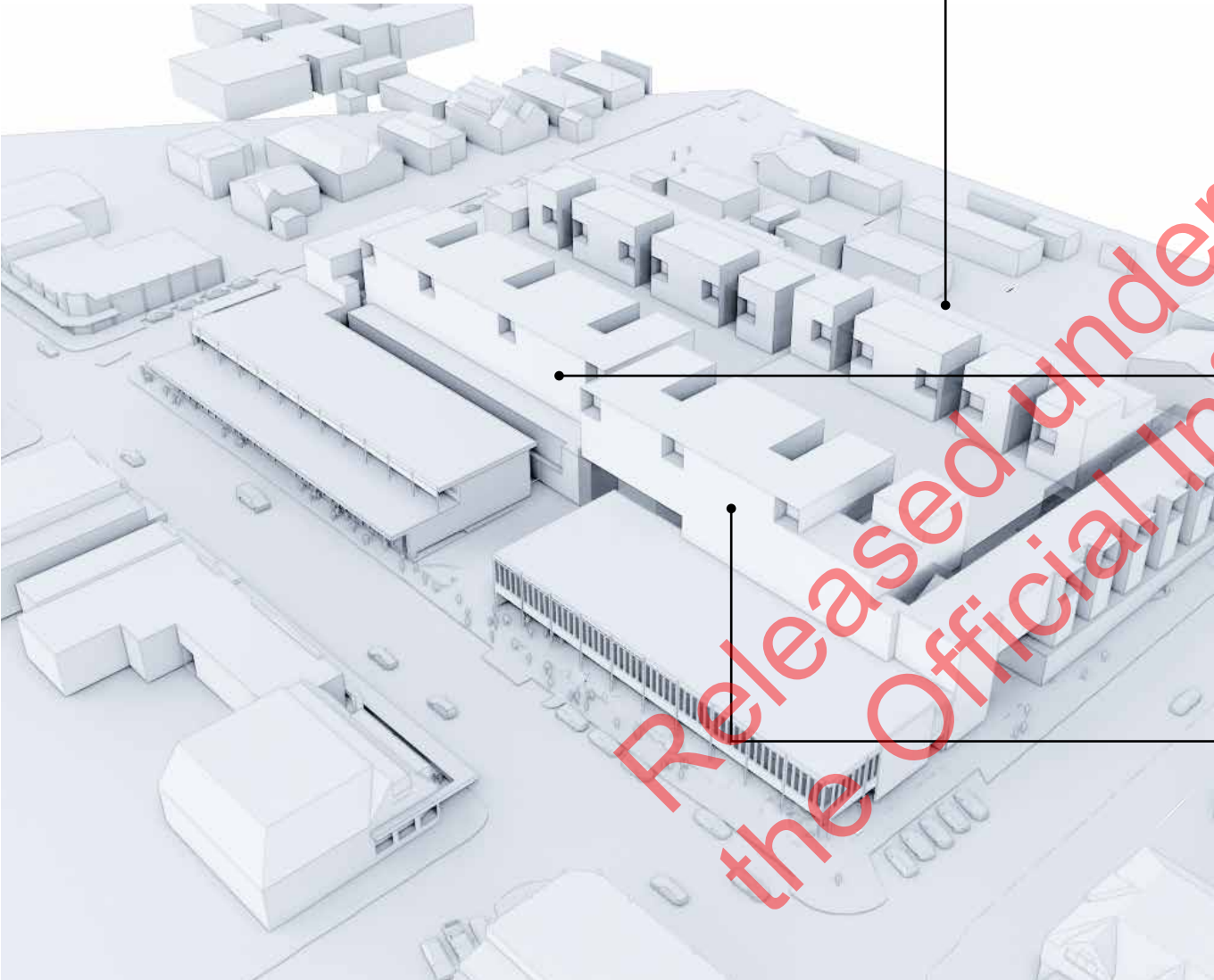
Community courtyard



Residential street edge

# Landscape

DOMINION ROAD



View 1 - Existing



Sedum Roof



Winter gardens



Facade





**Auckland**

139 Pakenham St West,  
Wynyard Quarter,  
Auckland, New Zealand

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and Australia, yet we operate as one.**

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