Boffa Miskell

Foundation Precinct Building 3

Fast Track Application: Urban Design & Landscape Effects Memo
Prepared for the Foundation Village Partnership

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Executive Summary

This report provides a preliminary assessment of the potential landscape and urban design effects, both beneficial and adverse, in respect of The Foundation Village Partnership's proposed "Building 3" development, which will complete the Foundation Village retirement village within the "Foundation site" in Parnell, Auckland.

The site of the proposed development is located at 16 Titoki Street, Parnell, together with those parts of the neighbouring land that are located within the Foundation site and referred to in the Referral Report prepared by Bentley & Co (the "application site"). Figure 1 identifies the application site (red dashed lines) within the Foundation site (yellow lines).

Figure 1: Aerial image identifying the 'application site' and the 'Foundation site'.

The methodology adopted for the assessments follows recognised best practice and the assessments have been made by experienced practitioners who are also familiar with the Foundation site, being the block of land bound by George Street, Titoki Street, Maunsell Road, and Parnell Road. Boffa Miskell landscape architects and urban designers have been involved in the previous Building 1 and Building 2 resource consents, as well as with the landscape design of the retirement village as a whole.

The Foundation site is in an established urban location in close proximity to both Parnell and Newmarket and is adjacent to the open space amenity of Pukekawa, the Auckland Domain (the "Domain"). The site's long association with the blind community in Auckland makes it a known locality: it includes the scheduled heritage 'Royal New Zealand Foundation for the Blind Office and Workshops' (including the Jubilee Building), fronting both Parnell Road and George Street (Category A historic heritage extent of place) and Pearson House (Category A historic heritage extent of place), fronting Titoki Street. The entire block remains in the ownership of Blind Low Vision NZ, with The Foundation Village Partnership having a long-term lease agreement.

Buildings 1 and 2 are located with frontage to Parnell and Maunsell Roads. They comprise buildings up to six storeys (set back from the street). Proposed Building 3 is located central to the Foundation site with no direct street frontage. Its front door porte cochere is to be accessed via a driveway from Titoki Street, with pedestrian connectivity provided within the internal configuration of the Foundation site. Building 3 is proposed to be connected to Pearson House via an uncovered pedestrian walkway connection (to the rear of Pearson House), and to Building 2 via an elevated pedestrian walkway.

In determining an appropriate height (and mass) for Building 3 within this part of the Foundation site, testing of a range of heights was undertaken using Infraworks 3D modelling on a Google Earth platform. This testing confirmed an ability for the application site to accommodate a greater height than that otherwise 'permitted' (18m) without significant impact on the Domain and wider residential / commercial area, having regard to the lack of volcanic viewshaft overlays, which otherwise constrain the height of development in Newmarket generally, despite the underlying 72.5m heights enabled by the Metropolitan Centre zone.

In terms of landscape and visual effects, a series of visual simulations have been prepared to assist in illustrating the proposal in its urban context including from within the Domain. Considering the range of public and private viewpoints, adverse visual effects ranging from low to moderate low are anticipated. The introduction of a well-modulated and finely crafted taller, mid-rise, building into the Foundation site and wider Newmarket / Parnell locality is also considered to bring beneficial urban amenity and cityscape effects that will contribute to the visual quality and character of an intensified Auckland.

In terms of urban design, the design of Building 3 has a tower configuration with no rear elevation. It will be seen in the round with quality interfaces and outlook in all directions. The proposed building is well modulated and clearly of a residential character and amenity. The podium base speaks well to the established quality and character of Buildings 1 and 2 and will integrate well with the established publicly accessible pedestrian amenity and through-connectivity of the site. The building, its amenities, and residential activation, will make a positive contribution to the Foundation site and wider locality.

In summary, the taller tower form of the proposed Building 3 development is considered to be able to be accommodated within the Foundation site and wider locality, contributing to the urban intensification of Auckland with a further quality development and completion of the Foundation Village. The proposed development will not be over-bearing in respect of the Domain and will sit comfortably in the context of Newmarket and Parnell.

1.0 Introduction

This Urban Design and Landscape Effects Memo has been prepared as part of the documentation for the Fast Track referral application by The Foundation Village Partnership ("Foundation") in relation to the Foundation site, for ‘Building 3’ (the Proposal).

The purpose of this memo is to provide a preliminary assessment of the urban design and landscape and visual effects of the Proposal. Should the project be successful in entering the Fast-Track pathway for resource consent, a full Urban Design and Landscape Effects Assessment, including visual effects, will be prepared at the consent stage.

The Foundation site is located within the block bounded by Parnell Road to the east, Maunsell Road to the north, Titoki Street to the west and George Street to the south in the suburb of Parnell, Auckland. Foundation is in the process of developing a retirement village within the Foundation site under a long-term lease agreement with Blind Low Vision NZ, the owners of the site. Buildings 1 and 2 have been consented, with Building 1 now well progressed in construction. Consent has also been obtained for the conversion of Pearson House to accommodate a range of facilities and amenities for the retirement village.

The Foundation site is somewhat unusual as it has a high degree of public through-site accessibility associated with its historic and present-day use. It is known for its association with the organisation formerly known as ‘Royal New Zealand Foundation for the Blind’, now ‘Blind Low Vision NZ’ and includes the scheduled heritage ‘Royal New Zealand Foundation for the Blind Office and Workshops’ (including the Jubilee Building), fronting both Parnell Road and George Street (Category A historic heritage extent of place) and Pearson House (Category A historic heritage extent of place), fronting Titoki Street. Pukekawa (the Auckland Domain) and its associated Auckland War Memorial Museum lie to the northwest of the Foundation site across Titoki Street and are also subject to an Historic Heritage overlay.

The Foundation site is also the location of the long running Parnell Farmer’s Market, a weekly Saturday morning (8am – 12pm) fresh produce market, which is located within the carpark in the central portion of the Foundation site. There is also a monthly associated Craft Market held in the hall of the Jubilee Building.

The proposed ‘Building 3’ development comprises an 11-13-storey (average of 42m high excluding lift overrun) modulated built form, located at the centre of the Foundation site, to the south of Pearson House (the application site). The design of the Proposal includes a range of resident amenities at the lower levels of the building, and 65 apartment style retirement units within the upper levels. The footprint of Building 3 and scope of the proposal relative to other buildings within the Foundation site is shown on Figure 2 below.

Figure 2: Building 3 footprint relative to other buildings within the Foundation site.

Boffa Miskell landscape architects and urban designers have formed part of the project team for all three stages of consenting for the new buildings within the site. In respect of Building 3, we have worked alongside Peddle Thorp and Cheshire Architects as project architects, and Salmond Reed and Archifact as specialist heritage advisors. Boffa Miskell landscape architects have also developed the landscape concept design for the overall development (Buildings 1, 2 & 3). This final stage of development of the retirement village (Building 3) comprises the central portion of the site, which is currently occupied by surface carparking / vehicle circulation, pathways and open landscape areas.

As part of the construction phase for Building 2, which involves the demolition of Awhina House on Maunsell Road, a temporary construction yard has been formed on the Foundation site to the rear of Pearson House, on the land to be occupied by the Building 3 development.

Our involvement in the redevelopment of the Foundation site, working with the Foundation, commenced in 2018. Boffa Miskell prepared the Assessment of Landscape and Visual Effects reports for the Buildings 1 and 2 resource consents. We are therefore familiar with the site, its context and the recent changes to the site. In the context of this involvement, we have visited the Foundation site and surrounding area on numerous occasions.

As part of the process associated with our evaluation of the Proposal, we have met with Auckland Council's urban design and landscape experts on site as part of a pre-application meeting and have agreed the visual simulation viewpoints with Council.

2.0 Methodology

2.1 Landscape Effects Assessment

Tuia Pito Ora / The New Zealand Institute of Landscape Architects has recently endorsed (July 2022) new guidance for the assessment of landscape under the Resource Management Act 1991 (RMA) context in Aotearoa / New Zealand. The guidance replaces earlier guidance and landscape architects' reliance on other international best practice / guidance. Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines [July 2022], has been used to guide the methods adopted in this assessment.

A number of site visits have been undertaken in the process of undertaking this assessment, including for the purpose of taking photographs, for familiarisation with the site and adjoining property / interface, and to identify the potential visual catchment and range of viewing audiences. As part of our assessment, the site has been observed from both proximate and more distant locations within the established urban fabric of the locality.

Three dimensional modelling tools including Infraworks (a Google Earth based tool for quickly testing and evaluating the location, bulk and scale of proposals), as well as more technically accurate visual simulations using the architects' 'white card' 3D model, have been used to understand the relationship of the Proposal to adjacent scheduled heritage buildings (and their extent of place), and the effect of the height of the proposed building on the application site relative to the range of viewing audiences, and the way in which building form can ameliorate potential effects arising from the bulk of the proposed building.

In assessing the scale of landscape effects, a seven-point scale of effects has been applied, as recommended in Te Tangi a te Manu, comprising: very low, low, moderate low, moderate, moderate high, high and very high. Effects have been assessed in terms of the values of the landscape having first understood its characteristics in terms of the physical, associative and perceptual realms of the landscape.

2.2 Urban Design

The potential urban design effects (both beneficial and adverse) of the Proposal, as currently presented, are assessed from a synthesis of:

- the built form and amenity outcomes enabled by the application site's Business – Mixed Use zoning in the Auckland Unitary Plan, as informed by relevant objectives, policies, matters of discretion and assessment criteria;
- the concepts of "well-functioning urban environments" and "development capacity" encouraged by the National Policy Statement on Urban Development 2020;
- urban design guideline documents, including: The New Zealand Urban Design Protocol, North Shore City and Auckland City Councils' Good Solutions Guide for Apartments, and Auckland Council's The Auckland Design Manual;
- an understanding of the characteristics of the application site and the wider area; and
- general good urban design practice.

3.0 The Site

The application site is located within the central portion of the urban block bounded by Parnell Road, to the east, Maunsell Road, to the north, Titoki Street, to the northwest and George Street to the south – the Foundation site. The Foundation site is owned by Blind Low Vision NZ, with portions of the Foundation site leased to a range of tenants including Birthcare Auckland, and ACG Parnell College along with the Foundation.

Figure 3 below shows the Foundation site in 2018 prior to the commencement of the redevelopment works associated with the approved retirement village (Buildings 1 & 2). Figure 4, a more recent 2022 Google Maps aerial, shows the approved Building 1 under construction.

On the southern boundary of the Foundation site, adjacent to Parnell Road, is the Jubilee Building (former Royal NZ Foundation for the Blind office). This building is accessed from both Parnell Road and the centre of the Foundation site, and contains the Parnell Library and community building, as well as a mix of retail office and café / restaurant activities. The Jubilee Building is managed by the Parnell Community Trust, and is leased out as a venue for meetings, small conferences / seminars (6-120 people) and events, and also comprises the Parnell Community Library.

On the north-eastern (Parnell Road and Maunsell Road) corner of the Foundation site, Building 1 will accommodate the offices of Blind Low Vision NZ at ground level, with retirement living apartments above. This building has been positioned to retain and protect the scheduled Pohutukawa tree located on the site's Parnell Road frontage. Building 2 is located midway along (and addresses) Maunsell Road and replaces Awhina House, with a building form that is 5 storeys (3 storeys with a step to the upper 2 storeys) at the street, stepping to 6 storeys (23m) within the Foundation site. This building comprises retirement living apartments with a common rooftop terrace amenity area.

Figure 3: 2018 site aerial.

Figure 4: 2022 site aerial.

On the north western Maunsell Road and Titoki Street corner of the Foundation site is the 3 (and partial 4th) storey Birthcare Auckland building, with a street facing porte cochere to Titoki Street, and with a basement carpark accessed from the south (internally to the site).

ACG Parnell College, refer Figure 5 below, occupies the south-western Titoki and George Street corner of the site. This comprises a solid 4 storey building fronting Titoki Street with 2 further basement levels addressing George Street. This building sits at the high point of the site.

Figure 5: ACG Parnell College occupying the Titoki / George Streets corner of the site.

Both Birthcare Auckland and ACG Parnell College, which are contemporary buildings, have adopted a predominantly red brick, solid architectural vernacular, mimicking to a degree the materiality of the scheduled heritage buildings within the block.

East of ACG Parnell College on George Street is a vehicular entrance to the Foundation site, east of which the street edge is defined by the three storey elevation of the former Foundation for the Blind Workshops building. This building does not present an active frontage to the street, refer Figure 6 below.

Figure 6: Site entrance from George Street and former Foundation for the Blind Workshops building.

Centrally located on Titoki Street is Pearson House, refer Figure 7. Resource consent has been granted to adapt this building, formerly a Language School, to form part of the retirement village and provide for the administration and core social amenities for residents of the Village.

Figure 7: Pearson House fronting Titoki Street with ACG College to the right.

Much of the centre of the Foundation site comprises vehicle access and surface carparking. The café and entry to Corso De' Fiori (within the Workshops Building) have a small north facing, walled pedestrian courtyard as part of their frontage to the central carpark. The central portion of the site has vehicular access from George and Titoki Streets.

ACG Parnell College also has a driveway to the immediate north of its building on Titoki Street accessing the basement. On Parnell Road, there is a one way pick up / drop off loop accessing the front of the Jubilee Building at 539 Parnell Road.

As a result of the range of community and institutional uses of the Foundation site, it has a high level of public access, unlike typical privately owned commercial blocks in the Parnell and Newmarket immediate or wider vicinity. There is a high degree of public pedestrian access into and through the site particularly between Parnell Road and Titoki Street.

4.0 Wider Site Context

In terms of the Foundation site's wider landscape context and the character of the locality, this is largely influenced by the proximity of Newmarket Metropolitan Centre to the south, Parnell to the north and the obvious presence of Pukekawa (the Auckland Domain), and the Auckland War Memorial Museum (the Museum) to the west. Figure 8 below illustrates the Foundation site within its wider open space and urban landscape context.

Figure 8: Wider Site Context Plan. Site boundary identified in red.

Parnell Road is a busy arterial route with a signalised intersection to the north of the Foundation site (at the intersection of Domain Drive and Ayr Street) and a pedestrian controlled crossing facilitating access (in particular for the blind and partially sighted) across Parnell Road to the Blind Low Vision NZ facilities within the Foundation site. There are bus stops on both sides of Parnell Road adjacent to the Foundation site, with a bespoke bus shelter sited adjacent to the footpath outside the Jubilee Building.

Parnell Road has a mixed residential office and retail character. In this section, between Parnell and Newmarket, there are some remaining standalone houses, attached dwellings and small apartments / townhouses, as well as houses converted to office and retail use. There are some small office buildings and in the block to the north of the Foundation site (between Maunsell Road and Domain Drive), there is a cluster of 2 storey retail units set back from Parnell Road.

The block to the north of the Foundation site, between Maunsell Road and Domain Drive, has its commercial / retail frontage to Parnell Road, with the remainder of the block comprising predominantly multi-unit housing of 3 and 4 storeys in height. There is a large vacant site on the Domain Drive frontage which has been leased by the Foundation as a site to accommodate vehicles associated with the current phases of construction of Buildings 1 and 2. Further, there are 2 detached houses, a 1 and 2 storey house on the Maunsell / Titoki corner, and the other house located on Maunsell Road directly behind the commercial strip.

The block to the south, between George and Alma Streets fronting Broadway, supports a typical mix of 3 to 6 storey commercial office buildings in a range of eras, including at the Broadway / Davis Crescent / Alma Street roundabout, the more recently redeveloped site that supports the new 6 storey Mercury building, refer Figure 9 below.

Figure 9: The commercial strip nature of the block to the south on Broadway.

To the east across Parnell Road, the land falls away toward Newmarket Park, in the gully with the rail corridor on the edge of the park, and predominantly attached residential housing on the east facing slopes.

To the west of Titoki Road, the flanks of Pukekawa, the volcanic cone occupied by the Auckland Domain, grade down toward the Foundation site. The network of streets in this part of the Domain, left over from the American military occupation during WWII, are used for parking with this part of the Domain, and therefore have a lesser amenity than the northern and western extent. Maunsell Road extends into the Domain across Titoki Street, providing access to the Museum's underground car park and the one-way loop road around the Museum which accesses the front and rear of the Museum, and crosses over the cenotaph forecourt through a slow speed shared space.

The Museum itself, with its copper limpet shaped addition, forms a built landmark and context to the Foundation site and can be seen from several roads in the immediate area, which align / orientate to provide views, such as at the Titoki Street corner – where the extension of Maunsell Road aligns on the eastern wall of the Museum, refer Figure 10 below.

Figure 10: View up Maunsell Street extension toward the eastern side wall of the Museum and 'limpet' rooftop extension.

The area surrounding the Foundation site is of a mixed character, ranging from Newmarket's commercial office surrounds and the mixed use of Parnell Road, to more solidly residential, although with a wide diversity of forms of residential housing from detached dwellings to townhouses and apartments. To the west, the significant open space of the Auckland Domain and the landmark of the Museum are prominent features in the urban landscape.

The block in which the application site is located (the Foundation site) also has a strong identity and high level of recognition due to its long association with the blind community and the series of heritage buildings associated with their long occupation of the Foundation site. The Foundation site also includes Birthcare Auckland, and ACG College - each of which are substantial buildings that have taken a solid, 'mock heritage' design approach in response to the scheduled heritage buildings located on the site.

5.0 Proposal

The Proposal is illustrated in the Peddlethorp / Cheshire drawings set appended to the application and described in the 'Referral Report' prepared by Bentley & Co. Figure 11 below illustrates the proposed Building 3 footprint and site layout in the context of the Foundation site.

The Proposal is for a new 11-13 storey (average of 42m high excluding lift overrun) modulated retirement living building, consisting of common amenities for residents of the village at the lower levels, and 65 apartment style retirement units within the upper levels.

The proposal includes 2 levels of basement car parking. Vehicle access to this parking will occur from a combination of Titoki Street (between Pearson House and Birthcare), and Maunsell Road (via the basement parking of Building 2). Building 3 is proposed to be connected to the rear of Pearson House (which will provide the administrative services as well as residents' amenities for the residents of the wider retirement village activity) via an uncovered pedestrian walkway. Building 3 is also proposed to be connected to Building 2 via an air bridge that will enable residents in all of the village buildings to access the amenities under cover, as well as via the open ground plane of the site. Figure 11 below illustrates the positioning of Building 3 relative to Buildings 1 & 2 and Pearson House, as well as other ground level improvements proposed to the overall Foundation site.

Figure 11: Proposed concept landscape masterplan

The ground plane components of Building 3 are sited to avoid the heritage curtilage of the Jubilee Building and of Pearson House. At the upper levels, above the two storey podium, the building will project into the airspace of the curtilage. Below ground, the basement occupies the curtilage in parts, these matters are addressed in the heritage assessments that have informed the referral application.

In determining an appropriate height (and mass) for the development of this part of the Foundation site for the Building 3 proposal, testing of a range of heights was undertaken using Infraworks 3D modelling on a Google Earth platform. This testing confirmed an ability for the application site to accommodate a greater height for the building than that otherwise 'permitted' (18m) by the Unitary Plan, without significant impact on the Domain and wider residential / commercial area, having regard to the lack of volcanic viewshaft overlays, which otherwise constrain the height of development in Newmarket generally, despite the underlying 72.5m heights enabled by the Metropolitan Centre zone, refer Figure 13, Section 7.0 below.

Relative to the height analysis that has been undertaken, the architects, Peddle Thorp and Cheshire, have worked collaboratively, with input from the Boffa Miskell urban design / landscape team, to develop an overall form of a residential tower building that is vertically fine and designed to reduce the apparent bulk and scale of the building. These considered design moves result in a building design that has good vertical proportions, and an interesting, modulated form that contributes to the character of the Foundation site and its context.

Relative to the building's proposed form, the architects have developed a façade strategy that both continues the high quality, permanent materials of Buildings 1 and 2 and presents a refined, residential, vertically expressed and visually light (at the upper levels above podium) quality to the building as read in all directions. There is no 'rear' to the building elevations, with the core centrally located. The proposed Building 3 façade pays tribute to the architectural expression and order of the Foundation site's scheduled heritage building façades, whilst doing so in a contemporary fashion that is expressive of the retirement living function of the proposed building.

In doing so, the design team has considered the way in which the contemporary addition of The Hotel Britomart has complemented and enhanced the architectural vernacular of the Britomart Precinct, whilst introducing what is clearly a fine, contemporary addition to that precinct, refer Figure 12 below. A similar approach has been sought in respect of the Building 3 proposal, recognising the very different urban context of the Foundation site.

Figure 12: The Hotel Britomart seen on Customs Street in the context of scheduled heritage buildings within the Britomart Precinct.

6.0 Visual Catchment and Viewing Audiences

The application site's urban context and topography mean that, even with the proposed height of Building 3, the Proposal will have a relatively contained visual catchment. That said, there are some potential views from more distant locations, such as from the elevated vantage point of the urban maunga, primarily Maungawhau / Mt Eden to the south, and also up the Newmarket Valley / across Hobson Bay from Tamaki Drive and Ngapipi Road towards the application site, where the Proposal will be distantly visible on the skyline of the ridge.

The viewing audiences for the Proposal can therefore be identified as:

- People on the street network adjacent to the Foundation site – Parnell Road, Maunsell, Titoki, and George Streets within approximately 250m of the site.
- People in buildings – residential and commercial – which interface with the Foundation site.
- People in the Domain on the east side of the Museum including on the steps at the southern entry to the Museum (approximately 220m) and accessing car parking in this part of the Domain.
- People in more distant locations (approximately 2.0km) including on Tamaki Drive / Ngapipi Road and the tihi of Maungawhau.

In terms of potential effects on public viewing audiences, viewpoint locations for the preparation of four representative visual simulations were agreed with Auckland Council[1].

The selected viewpoint locations comprise Parnell Road to the south, the corner of Ayr Street and Parnell Road to the north, and two locations within the Domain, one within the area used for surface parking (former military hospital roading) where a view clear of adjacent trees can be found, and the second on the steps to the southern entry to the Museum.

7.0 Statutory Context

7.1 Operative AUP

The Foundation site is located entirely within the Business – Mixed Use (B-MU) zone of the Auckland Unitary Plan (AUP), as is the land to the south across George Street, east across Parnell Road and north across Maunsell Road, for the portion adjoining Parnell Road. The zoning of the site enables a building height of 18m, being 16m occupiable with 2m for roof form.

In addition to the provisions of the B-MU zone, the Foundation site is subject to heritage extent of place controls (refer Figures 1 & 2) in respect of the scheduled heritage buildings present within the block, being the 'Royal New Zealand Foundation for the Blind office and workshops', which includes the Jubilee Building and Pearson House.

[1] Pre-application meeting 21 November 2022

The Proposal requires resource consent as a Discretionary Activity under the AUP for the reasons set out in the Bentley & Co. Referral Report, with the consent matters primarily relating to the construction of a new building in the B-MU zone, the integration of Building 3 with the scheduled Pearson House Building, the infringement proposed to the permitted Building height standard, and other technical matters.

There are a number of volcanic viewshafts affecting Newmarket, protecting views to Maungawhau / Mt Eden, however these do not affect the application site as illustrated in Figure 13 below.

Figure 13: Location of volcanic viewshafts in the vicinity of the site.

The B-MU zone is described in the AUP[2] as an area that:

- is typically located around centres and along corridors served by public transport;
- provides for residential activity as well as predominantly smaller scale commercial activity;
- acts as a transition area, in terms of scale and activity between residential and the Business-City Centre Zone, Business Metropolitan Centre Zone and Business-Town Centre Zone; and
- provides for a range of possible building heights depending on context, typically enabling up to four storeys, but with greater building heights enabled close to the city centre, metropolitan centres and larger town centres.

The B-MU zone objectives and policies of particular relevance to an urban design and landscape and visual effects assessment are (in summarised form):

- development should reinforce centres as community focal points (H13.2(2));
- development creates a sense of place (H13.2(3));

[2] H13.1.

- an increase in the density, diversity and quality of housing is enabled (H13.3(2));
- development should positively contribute to the visual quality of streets and public open spaces and to pedestrian amenity, movement, safety and convenience for people of all ages and abilities (H13.3(3));
- universal access is encouraged (H13.3(4));
- development is of a design quality commensurate with the prominence and visual effects of the proposal (H13.3(5));
- the ground floors of buildings are encouraged to be adaptable to a range of uses over time (H13.3(6));
- at-grade parking is located and designed to avoid or mitigate adverse effects on pedestrian amenity and the streetscape (H13.3(7)); and
- development recognises the increases in residential densities provided in the zone and avoids significant adverse effects on residents (H13.3(20)).

B-MU policy H13.3(3) and H13.3(13) are of specific relevance to height within the zone and are repeated in fuller form below:

(3) Require development to be of a quality and design that positively contributes to:

(a) planning and design outcomes identified in this Plan for the relevant zone;

(b) the visual quality and interest of streets and other public open spaces; and

…

(13) In identified locations within the centres zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone enable greater building height than the standard zone height, having regard to whether the greater height:

(a) is an efficient use of land;

(b) supports public transport, community infrastructure and contributes to centre vitality and vibrancy;

(c) considering the size and depth of the area, can be accommodated without significant adverse effects on adjacent residential zones; and

(d) is supported by the status of the centre in the centres hierarchy or is adjacent to such a centre.

The matters to which Council's discretion are restricted in assessing applications for new buildings in the B-MU zone include:[3]

- general discretion on the design and appearance of buildings, in so far as it affects the amenity of streets and spaces used by significant numbers of people. Particular matters for consideration include: the contribution the building makes to the attractiveness and enclosure of the street; pedestrian amenity effects; provision of direct and convenient access between the street and building for people of all ages and

[3] H13.8.1(3).

abilities; measures adopted for limiting the adverse visual effects of blank walls along the site frontage; and the effectiveness of screening of car parking and service areas from public view;

- provision of floor to floor heights that provide flexibility for change of use over time;
- the extent of glazing on street frontages in terms of how it: contributes to the attractiveness of the adjoining public space; enables visibility between the building interior and street; and provides opportunities for passive surveillance of the street from the ground floor of the building;
- the provision of verandahs in areas used or likely to be used by significant numbers of people;
- the application of Crime Prevention through Environmental Design ('CPTED') principles; and
- all the above having regard to the outcomes set out in the Plan and the functional requirements of the proposed activity.

The matters to which Council's discretion are restricted in assessing the infringement of the Building height standard is restricted to are:[4]

- Any policy which is relevant to the standard;
- The purpose of the standard;
- The effects of the infringement of the standard;
- The effects on the amenity of neighbouring sites;
- The effects of any special or unusual characteristic of the site which is relevant to the standard;
- The characteristics of the development;
- Any other matters specifically listed for the standard; and
- Where more than one standard will be infringed, the effects of all infringements.

The purpose of the Building height standard H13.6.1 is to:

- manage the effects of building height;
- manage shadowing effects of building height on public open space, excluding streets;
- manage visual dominance effects;
- allow an occupiable height component to the height limit, and an additional height for roof forms that enable design flexibility, to provide variation and interest in building form when viewed from the street;
- enable greater height in areas identified for intensification; and
- provide for variations to the standard zone height through the Height Variation Control, to recognise the character and amenity of particular areas and provide a transition in building scale to lower density zones.

[4] H13.8.1(7).

These matters and the corresponding outcomes intended by the relevant policies have been considered in the assessment set out below.

7.2 Proposed Plan Change 78

Auckland Council notified Proposed Plan Change 78: Intensification (PC78) to the AUP on 18 August 2022, in response to the government's National Policy Statement on Urban Development 2020 (amended in 2022) and the requirements of the RMA.

A component of PC78 includes increasing the permitted height that applies to the Foundation site from 18m to 21m, in response to the directive to enable more development in the City Centre and at least 6-storey buildings within walkable catchments from the edge of the City Centre, Metropolitan Centres and Rapid Transit Stops. In this respect, the application site is identified on the PC78 maps as being located within walkable catchments from the edge of the Metropolitan Centre and the Newmarket Rapid Transit Stop.

A submission was made by Foundation on PC78 seeking that the height opportunity for the Foundation site be increased to enable some 12 storeys to be accommodated. This submission was supported by a planning assessment by Bentley & Co incorporating the Infraworks 3D modelling by Boffa Miskell. The submission noted (among other matters) that:

- *The site is within the walkable catchment of the Newmarket Rail Station, and the Newmarket Metropolitan Centre zone.*
- *The site is not subject to any Qualifying Matter that otherwise constrains height.*
- *The height of the existing and consented development on the site provides a buffer to neighbouring residentially (THAB) zoned land to the north, which is well separated from the site.*
- *A height of 12 storeys will sit comfortably with the height enabled in the B-MU zone to the south (27m), and the Metropolitan Centre zone (72.5m).*
- *As demonstrated in the Graphic Supplement, the mass enabled by providing for a 45m height opportunity would fit well within, and positively contribute to, the varied building height within the land and this northern part of Newmarket.*
- *The site enjoys the adjacent open space amenity of the Auckland Domain and attraction of the Auckland War Memorial Museum which support urban intensification and access to quality environments for future residents. Other development surrounding the Auckland Domain reaches heights similar or greater to those proposed including Auckland City Hospital.*

Several other submitters have also sought that additional height be provided for through PC78 at, and in the vicinity of, the application site, in recognition of the ability for this area to accommodate greater urban intensification.

8.0 Assessment of effects

8.1 Landscape and Visual Effects Assessment

Landscape impacts result from natural or induced change in the components, character, or quality of landscape. Usually these are the result of landform or vegetation modification, or the introduction of new structures, activities, or facilities into the landscape.

Effects are generated when the values of the landscape are altered, either in adverse / negative or beneficial / positive ways. The landscape and visual effects generated by any particular proposal can, therefore, be perceived as:

- positive (beneficial), contributing to the visual character and quality of the environment;
- negative (adverse), detracting from existing character and quality of environment; or
- neutral (benign), with essentially no effect on existing character or quality of environment.

The process of change itself, being the construction process and/or activities associated with the development, also carry with them their own visual impacts as distinct from those generated by a completed development.

The degree to which landscape and visual effects are generated by a development depends on a number of factors, which may include:

- The degree to which the proposal contrasts, or is consistent, with the qualities of the surrounding landscape.
- The proportion of the proposal that is visible, determined by the observer's position relative to the objects viewed.
- The distance and foreground context within which the proposal is viewed.
- The area or extent of visual catchment from which the proposal is visible.
- The number of viewers, their location and situation (static or moving) in relation to the view.
- The backdrop and context within which the proposal is viewed.
- The predictable and likely known future character of the locality.
- The quality of the resultant landscape, its aesthetic values and contribution to the wider landscape character to the area.

Change in a landscape does not, of itself, necessarily constitute an adverse landscape or visual effect. Landscape is dynamic and is constantly changing over time in both subtle and more dramatic transformational ways. These changes are both natural and human induced. What is important in managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate the effects of the change in land use.

In urban areas, and in particular those areas identified for more intensive future forms of urban residential and mixed-use living, change including the introduction of taller and larger scaled buildings can be expected. The appropriateness of such buildings will depend on their context and the management of adverse amenity effects particularly on direct neighbours. Simply

seeing a proposal, such as a building or buildings in an urban context, does not in and of itself constitute an adverse landscape effect.

Landscape Effects

The proposed Building 3 development will occupy the central core of the Foundation site, which is defined by street facing buildings that range from 2 (Jubilee Building and Pearson House) to 6 storeys in height, the former, along with the 3 storey Blind Foundation Workshops, comprising scheduled heritage buildings. The area to be occupied by Building 3 comprises surface parking and formerly an open treed lawn at the rear of Pearson House.

The primary contrast associated with the proposed design and layout of Building 3, relative to the consented Buildings 1 and 2, will be the proposed height of the building, which steps above the 5 and 6 storey profile of the village's street facing contemporary buildings to introduce a modulated mid-rise tower of 11-13 storeys (average of 42m high excluding lift overrun) located within the core of the Foundation site.

The potential for a building of such a height to impact on the landscape qualities of the Domain was a prime consideration in determining the suitability of the height chosen by the project team, including whether it would adversely 'enclose' or 'dominate' the Domain.

At a height of 11-13 storeys, with height variability created by the modulation of the 4 component vertical elements, and the set back from other buildings within the Foundation site, the building will not substantially impose itself on the Domain. It will have a similar (and suitable) effect to the already well established and accepted mid-rise (up to eight storey) apartment development at 27 George Street, across the road from the Domain, which is located on land some 5m higher than the application site. It is also noted that taller development is present and enabled directly adjoining the Domain, including the Auckland City Hospital to the west, and in the Carlaw Park precinct where 55m and 32.5m height buildings are enabled respectively.

Within the Domain, the built form of the Museum will maintain its overall dominating presence in the landscape, with the proposed building located on a site that forms part of the established urban periphery of the Domain, being well separated from the Museum. In the context of the wider Newmarket commercial environment, a residential building of this scale will not appear incongruous and will not dominate or adversely enclose the Domain.

Internal to the Foundation site, the proposed building will occupy previously vacant land set back from the heritage curtilage / extent of place of the site's scheduled heritage buildings. The building will have a positive interface with the publicly accessible realm within the private site, with amenities associated with the retirement living activity including wellness, recreational activities and hospitality occupying the 2 storey podium. The proposed upgraded ground plane around the building will reduce the prevalence of parking, enhance the quality of the publicly accessible realm, and maintain pedestrian access through and within the site, including to ACG, the Workshops retail and café facilities, and the Jubilee Building's community facilities.

In respect of the relationship of the building to the volcanic landform of Maungawhau, some 2km distant, the proposed development is not of a sufficient scale to impact on the general urban form of Newmarket relative to the relationship of the existing built landscape with the maunga (and that enabled by the development provided for by the Metropolitan Centre and B-MU zones). Views to Maungauika / North Head, the Waitematā Harbour and Rangitoto, as illustrated in Figure 14 below, from Maungawhau, will retain their overall character and amenity.

Figure 14: View over Newmarket and Parnell from Maungawhau (Google Maps). Approx Site location identified with red arrow.

In terms of landscape effects, therefore, a low level of adverse landscape effects in respect of the character and established values of the Foundation site and this part of Parnell / Newmarket will be generated, given the urban character of the context, the spaciousness of the adjacent Domain, the location within the site, and the well-modulated and refined bulk of the building - with its vertically expressed form and façade treatment (and quality of materials).

Visual Effects

The mid-rise form and scale of the proposed building will have a local presence in the landscape, being seen above the series of 2 to 4 and 6 storey buildings that define the perimeter of the Foundation site. On the public streets directly adjacent to the Foundation site, these perimeter buildings will assist to obscure the visual presence of the Proposal. Similarly, these adjacent buildings separate the Proposal from neighbouring residential properties to the north across Maunsell Street, with the Proposal being experienced in the context of adjacent 4 to 6 storey development. In this context, while the proposed taller mid-rise building will be apparent, its set back from the street (and its form) will contribute to mitigating the effect of its height, and any related perception of dominance.

When viewed from a greater distance, the building will sit within the urban Newmarket / Parnell context of the application site, where the presence of taller buildings (including to the periphery of the Domain) are not unexpected. The mid-rise scale and form of the building will appear as part of an assemblage of the mixed height buildings within the Foundation site (contributing to establishing a quality residential village strongly associated with this site), as well as the variety of built form/scale existing and enabled in the surrounding urban environment.

The series of four white card visual simulations, Figure 15 to Figure 18 below (refer also Graphic Supplement Appendix 2 for full scale visual simulations and viewpoint location plan), illustrate the Proposal in a range of public views within 140m to 200m of the application site.

Figure 15: Visual Simulation, View from corner of Ayr Street and Parnell Road looking southwest.

Figure 16: Visual Simulation, View from corner of Sarawia Street & Broadway. The crane is associated with Building 1.

Figure 17: Visual Simulation, View from Domain surface carpark in a location where trees do not fully obscure the view.

Figure 18: Visual Simulation, View from the Museum steps on the south side of the Museum.

These visual simulations illustrate that, whilst visible and taller than other proximate buildings, the scale of proposed Building 3 is not such that it is overly prominent or substantially out of context with adjacent surrounding development. The white card model visual simulation views show the modulated vertical bulk and stepped height of the building, but none of the refined materiality proposed for the façade, which is evident in the architectural renders, which should be read in conjunction with the visual simulation white card views.

In terms of visual effects, adverse effects ranging from low to moderate low are anticipated. However, the introduction of a well-modulated and finely crafted taller, mid-rise, building is also considered to bring beneficial urban amenity and cityscape effects that will contribute to the visual quality and character of an intensified Newmarket and Auckland.

8.2 Urban design effects

Potential urban design effects of the Proposal are assessed against the methodology set out at section 2.2, under the headings of: Reinforcing the role of centres; Site layout; Neighbourhood character; Public realm interfaces; Residential amenity; and Relationship to Neighbours.

Reinforcing the role of centres

The application site is located within 500m of both Newmarket Metropolitan Centre to the south and Parnell Town Centre to the north. Consistent with B-MU zone objective H13.2(2), it is considered that the Proposal reinforces the roles of both centres as community focal points in the following regards:

- Building 3 will continue the residential intensification of the Foundation site to incorporate retirement village activities and, in so doing, provide an increased residential population to support the businesses and services of both Newmarket Metropolitan and Parnell Town Centres.
- Building 3 has floor to floor heights at its lower 2 floors that allow flexibility for change of use over time (consistent with B-MU policy H13.3(6)), while providing for the functional needs of the retirement village. The ground and first floors of the building are intended to accommodate a range of communal facilities for the wider village, including wellness and health services, an indoor pool, a multi-purpose communal room, and village dining rooms. This is in addition to village administration services. The floor to floor heights of the communal spaces varies from generally 4.2m to 7.5m double floor-height spaces. At a future time, should the use of the building need to be repurposed, these heights achieve a level of internal amenity that would accommodate a wide range of uses, so supporting the viability and robustness of the adjacent centres.

Site layout

The location and footprint of Building 3 on the application site is a well-considered response to: accommodating a building of the scale proposed within the surrounding urban environment; enhancing and reinforcing the safety and quality of through-site pedestrian connects; providing a sense of address for residents; and creating a central activity area for the retirement village that integrates the village into the wider Foundation site. The following observations are made:

Building placement

- As discussed, Building 3 is the last of three new buildings on the Foundation site as part of the planned retirement village. The Proposal places Building 3, which is the tallest of the new buildings, central to the Foundation site. This is considered to be an appropriate location for this scale of building – as discussed in greater detail in the landscape and visual effects assessment at 8.1. This placement enables it to be seen and integrated within a layered streetscape context of buildings of different heights, where potential height and bulk related dominance effects can be minimised.

Through-block pedestrian connections

- Building 3 is a key structuring element in the masterplan for the larger Foundation site, enabling legible and well-framed pedestrian connections both internal to and through the block to be achieved.
- Existing (pre-completion of masterplan) pedestrian routes through the Foundation site are ill-defined, often requiring pedestrians to walk through large areas of surface carparking that prioritises vehicles. Refer Figure 19 below. Existing buildings are generally set well-back from those routes, with some such as Awhina House (currently being demolished to allow for the construction of Building 2) presenting their rear to the pedestrian paths, and therefore providing little in the way of visual definition of the routes or the opportunity for passive surveillance of them.

Figure 19: Pre-masterplan pedestrian and vehicle circulation through the Foundation site.

- As the last of the three new buildings on the Foundation site, Building 3 completes the masterplan approach of buildings that align with, and provide an edge to, linear pedestrian paths through the site and to Building 1 and Building 2. With reference to

Figure 20 and Figure 21 below (the latter which shows a conceptual layout of planting, pedestrian focused and carpark areas), the extent of existing through-block permeability is overall retained, but the quality of the connections is greatly enhanced by their straight alignment, spatial definition by adjoining buildings, clear separation from areas of car parking, and increased safety resulting from the opportunities for overlooking from activities within the new buildings (discussed in further detail, in regard to Building 3, in the assessment on public realm interfaces below).

Additionally, the visual quality and amenity of the central space overall is greatly enhanced by the proposal, with the landscape concept (refer Figure 21) showing greater prominence of areas of urban landscaping and commensurately less total space dedicated carparking, with parking split into discrete small groups bordered by urban landscaping and pedestrian paths.

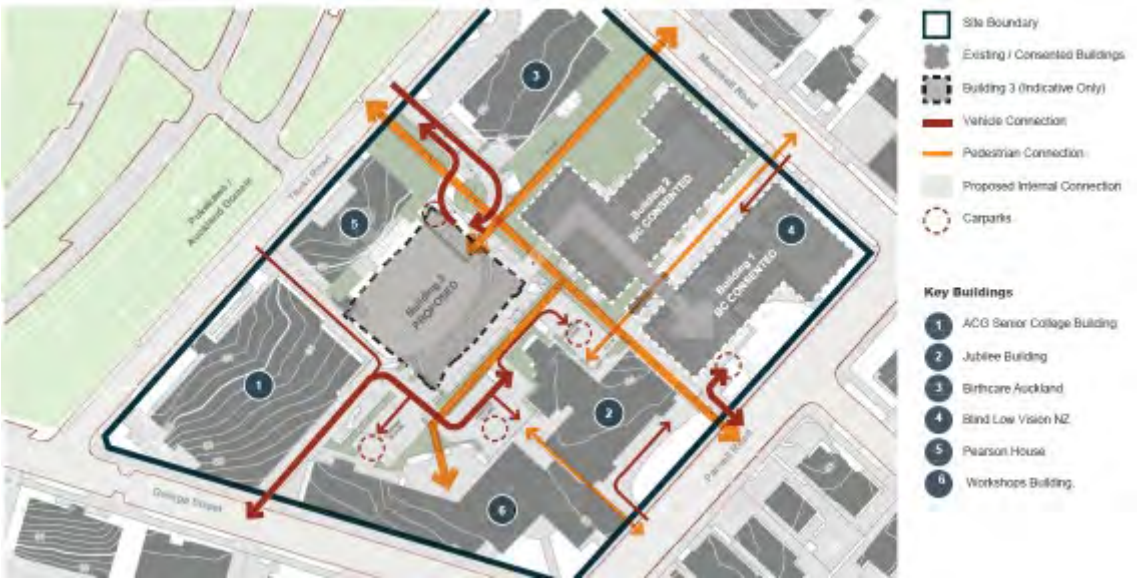

Figure 20: Post masterplan completion of planned buildings, including Building 3, showing future pedestrian and vehicle circulation through the Foundation site.

Figure 21: Concept landscape plan for the Foundation site.

Sense of address

- Building 3 is positioned to the rear of Pearson House and linked via a uncovered pedestrian walkway connection, providing access both to the village communal facilities in the scheduled heritage building and a street front address and pedestrian arrival 'front door' to the new building. This demonstrates the benefits of the integrated site masterplanning that has been undertaken, providing to residents a clear sense of address and bringing additional activity and life to the heritage building and street. A connection to Building 2 is also proposed at first floor of Building 3, providing direct, convenient and weather protected access for residents in that building, and Building 1, to Building 3's communal facilities, and access through Building 3 to Pearson House.

- Level access is provided into Building 3 from Titoki Street via a pedestrian route from the street to the building's entry lobby and reception area, adjoining a Porte cochere. Floor plans shows this to be a double height space (with first floor void). While Building 3's position behind Pearson House means that its lower floors are generally screened from view from Titoki Street, the architectural plans show that this part of Building 3 will be visible from the street directly to the east of the Pearson House street frontage. Elevational drawings have been resolved to a conceptual level, with the double height volume of the building lobby providing an appropriate foundation to develop a strong sense of entry and arrival to the building (in addition to that achieved through Pearson House) as design development is progressed.

Centralised communal facilities

- Building 3 is intended to provide the retirement village's main communal facilities (together with those approved by way of a separate consent in Pearson House). These include wellness and health services, an indoor pool, a communal activities room, and dining facilities. In addition, village administration facilities are proposed to be located within Building 3. This means that there will be regular movement of village residents, staff and visitors to this centrally positioned part of the block throughout the day and

parts of the evening, enhancing site safety and CPTED qualities, and contributing to a sense of activity and vibrancy on the Foundation site.

Neighbourhood character

The built and landscape character of the Foundation site and surrounding area have been described earlier in this memo, with section 8.1 canvassing potential landscape and visual effects of Building 3's height and scale. That section concludes that while visible and taller than other proximate buildings, the scale of Building 3 is not such that it is overly prominent or substantially out of context with adjacent surrounding development and that, overall, the Proposal will positively contribute to the visual quality and character of an intensified Newmarket and Auckland. With reference to that assessment, the following observations are added from an urban design perspective:

- Building 3 is of a low tower typology, meaning that it has no 'rear' elevation and that all facades of the building present the opportunity for articulation, modulation and avoiding large expanses of blank wall. Building 3's core (which accommodates its lifts and stairs) is centrally positioned. The massing of the building is divided into four vertical volumes surrounding the core. These volumes are externally expressed through vertical recesses that define the breaks between them, and the volumes being of differing heights / number of storeys. The white card visual simulations (refer Attachment 2 to this memo) show the positive visual effects of this technique, providing a verticality to the building that offsets its horizontal proportions, breaks up its scale into readily discernible different forms, and creates a layering effect at its upper floors which provides a successful visual termination to the building.
- This underlying approach is complemented by vertically stacked apartment balconies to corners and setback areas of glazing, providing a visual lightness to building massing.

The overall effect is of a building that, while visible from the surrounding environment, is well modulated and broken up into smaller volumes, and further articulated through glazing and balconies in a manner which enables it to be successfully accommodated within its surrounding urban environment.

Public realm interfaces

Building 3 is located internal to the Foundation site and has no street frontage. The B-MU zone matters of discretion and assessment criteria have, amongst their areas of focus, an emphasis on the extent to which new development can positively contribute to the attractiveness, safety and activation of streets.

The position of Building 3 within the Foundation site and away from street frontages means that it is limited in its ability to contribute to these outcomes (equally, however, this means that carparking along street frontages – which is an outcome the B-MU zone provisions seek to manage – is not a relevant issue for this development).

As discussed earlier in this memo, members of the public regularly pass through the Foundation site, attracted by the range of retail and commercial activities housed in existing buildings, including the Jubilee Building and the Workshops Building. Movement routes and areas of occupation include existing pedestrian and vehicular through-block routes and the space to the north of the Jubilee Building and the Workshop Building, currently occupied by a café courtyard and carparking as well as to ACG Parnell College.

The establishment of the retirement village within the Foundation site, when fully functional post completion of Buildings 1, 2 and the proposed Building 3 development, and the refurbishment of Pearson House, will significantly increase the number of people (residents, visitors and staff)

both passing through and occupying the outdoor spaces of the site, creating areas with the potential for public realm qualities, although in private ownership.

The configuration and layout of Building 3, as part of the masterplanned site, is considered to positively contribute to the pedestrian amenity, movement and safety of these spaces. The following observations are made:

- Figure 20 shows that primary pedestrian routes within the Foundation site that pass Building 3 will be on its north-eastern side from Titoki Street through to Parnell Road, and on the building's south-eastern side, facing out to the central open space through to the Workshops Building and the Jubilee Building. Final landscape plans for this area are yet to be progressed, but at a concept level (with reference to Figure 21), it is proposed to be considerably more structured and legible in its arrangement of spaces than existing.
- Wellness and health services are proposed to be located at ground level along Building 3's south-eastern elevation, and the building's foyer and lobby are located adjoining its north-eastern elevation – in both cases, providing the opportunity for good levels of passive surveillance over adjoining pedestrian routes and the central open space, and views into the interior of the building, contributing to a sense of activation and awareness of the occupation of the application site. This is enhanced by communal dining facilities which, at first floor, also overlook these areas.
- The Building 3 footprint contributes to adjoining movement paths, being (as discussed earlier) straight and well-defined by building edges.
- The ground floor north-western elevation of Building 3 faces out over a reasonably narrow gap to the rear of Pearson House. This area is likely to be used as part of servicing access lane for the building, and the remainder developed as a component of the urban landscape, providing outlook for residents of Building 3 and users of Pearson House. There will be momentary views to it when walking along the connection between Pearson House and Building 3, and when walking or driving up to the building's porte cochere. Building 3 also aligns with an existing vehicle access to ACG College directly to the south-west of Pearson House. Sightlines along both lanes are clear, with any CPTED issues being able to be appropriately addressed through detailed design and site management.

Residential amenity

The B-MU zone has a limited number of provisions that manage residential amenity outcomes, being restricted to policy H13.3(2)'s reference to enabling an increase in the quality of housing, and zone standards H13.6.9 and H13.6.10 which manage residential outlook spaces and minimum dwelling sizes.

Building 3 is considered to provide well in excess of these relatively minimal requirements, providing a high-quality living environment for residents. The following observations are made:

- Building 3 is located in an area of high amenity that supports residential intensification. This includes: Auckland's premier public open space – Pukekawa / Auckland Domain – directly opposite; the services of Newmarket Metropolitan Centre and Parnell Town Centre and a range of other services such as Auckland Hospital, within a short walk (less than 500m); and frequent bus routes directly adjoining the Foundation site on Parnell Road.
- Detailed floorplans for Building 3 will be progressed at the consent stage, however the building's floorplates will enable retirement village units well in excess of the zone's

minimum dwelling size. Similarly, the building is positioned on site relative to other buildings that all units will be able to achieve outlook spaces of the dimensions specified in the zone standard.

- The mid-rise tower form of the building means, as is inherent in this typology, that some units are likely to have a more southerly aspect. This is minimised, however, by the proposed orientation of the building, which is tilted well off a north-south orientation, optimising sunlight access across all units, and also the placement of balconies generally to building corners, allowing sunlight access in from two sides.
- Additional to the amenities and services existing within the wider neighbourhood, residents will also have the benefit of immediate access to the communal facilities within the retirement village (both within the lower levels of Building 3 and in Pearson House) and the vibrant mixed-use retail / commercial businesses that operate out of the Workshops and Jubilee Buildings.

Relationship to Neighbours

Of relevance to this application is the extent to which there are any potential shading effects from the proposed building's infringement of the B-MU zone Building height standard on the street and the open spaced zoned land of Pukekawa / Auckland Domain, which is generally to the north of the Foundation site, and the extent to which the height infringement results in visual dominance, overlooking and shadowing effects on 'adjacent' Terrace Housing and Apartment Building (THAB) zoned land, which is the nearest residential zoning to the site, situated to the south-east of Parnell Road and north-east of Maunsell Road.

This is within the context of two B-MU zone policies:

- H13.3(8), which requires development to maintain the amenity values of adjacent residential zones, having specific regard to dominance, overlooking and shadowing; and
- H13.3(11), which requires development to avoid, remedy or mitigate adverse effects on public open space zoned land (including streets) including shading effects.

Shading diagrams are yet to be produced for the Proposal (and will be progressed at the consent stage). However, proposed Building 3 is located well back from the Titoki Street frontage of the site opposite the Domain and it is generally south of it. Any additional shading on it beyond that cast from a height compliant building is likely to be minimal. To the extent that there may be additional shading, it is noted that the proximate areas of the Domain are used for car parking and are on sloped land that does not serve a primary open space function, such that the adverse effect of any additional shading would be further reduced.

THAB zoned land to the north-east of Maunsell Road is approximately 95m from were Building 3 is proposed and THAB zoned land to the south-east of Parnell Road is approximately 140m from Building 3. At these distances, the potential for any adverse dominance, overlooking and shading effects on THAB zoned properties is considered to be very low.

In summary, the level of potential shading effects on the open space zoned land of Pukekawa / Auckland Domain and the streetscape, and potential dominance, overlooking and shading effects on adjacent THAB zoned land is considered to be very low.

9.0 Summary and Conclusion

In conclusion, it is considered that the proposed Building 3 development, including its height profile, is a positive response to the context of the Foundation site and surrounding area, contributing to the visual quality and urban character of this part of Newmarket and Parnell.

The following key points are noted:

- The Proposal has been carefully developed and located, being cognisant of the important heritage qualities of the Foundation site and the scheduled heritage buildings (and their extent of place), with a well-considered, refined architectural design and materiality. Building 3 is the third and final stage of the comprehensive redevelopment of the Foundation site to develop exemplar quality retirement living. The building responds to the high quality architectural vernacular established by Buildings 1 and 2, but with a varied approach to reflect the building's mid-rise scale. The 2 storey podium base has a strong relationship to the character and materiality of the consented buildings and the heritage context, with the upper tower levels adapting this materiality to provide for a refined residential tower façade. The proposed quality of the building is befitting of, and will enhance, the overall character and identity of the Foundation site.
- The form of the building with its four component vertical elements and stepped height profile will contribute to the skyline from both closer and more distant locations, giving the building a dynamic varied form and appreciable series of different perspectives. This will enhance the residential qualities of the building form and make the identification of individual 'homes' within the building more apparent. When viewed from the public realm, and neighbouring sites, the built form and scale of the building will be compatible with the existing and planned future urban environment.
- The Proposal contributes to further residential intensification, as part of the planned retirement village, that reinforces the role of the adjacent Newmarket Metropolitan Centre and Parnell Town Centre as community focal points. The proposed improvements to the ground plane of the publicly accessible internal (privately owned) realm of the Foundation site (including urban landscaping and at-grade parking) will enhance the amenity and safety of the site and support the continued use of the site for food and beverage / hospitality / dining courtyard, and through site connectivity.
- The Proposal will provide a level of amenity well in excess of the B-MU outcomes expected for residential development.
- Potential shading effects on the open space zoned land of Pukekawa / Auckland Domain, the streetscape, and potential dominance, overlooking and shading effects on adjacent THAB zoned land resulting from the Proposal's infringement of the Building height standard are considered to be very low.

About Boffa Miskell

Boffa Miskell is a leading New Zealand professional services consultancy with offices in Whangarei, Auckland, Hamilton, Tauranga, Wellington, Nelson, Christchurch, Dunedin, and Queenstown. We work with a wide range of local and international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, cultural heritage, graphics and mapping. Over the past four decades we have built a reputation for professionalism, innovation and excellence. During this time we have been associated with a significant number of projects that have shaped New Zealand's environment.

Boffa Miskell

FOUNDATION PRECINCT BUILDING 3

FOR GENERUS

GRAPHIC SUPPLEMENT

FEBRUARY 2023

Foundation Precinct Building 3

Contents

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1:1,500 @ A3

DRAFT

Data Sources: Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors

Projection: NZGD 2000 New Zealand Transverse Mercator

LEGEND

- Visual Simulation
- Context Photo
- Building Footprint
- Parcels

FOUNDATION PRECINCT BUILDING 3

Viewpoint Location Map – Site Photographs

Date: 07 December 2022 | Revision: 2

Plan prepared by Boffa Miskell Limited

Project Manager: s 9(2)(a) | Drawn: HCo | Checked: JMa

Figure 1

Existing View

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Viewpoint Details

NZTM Easting	: 1758654mE	Horizontal Field of View	: 90°
NZTM Northing	: 5918723mN	Vertical Field of View	: N/A
Elevation/Eye Height	: 62.8m / 1.6m	Projection	: Rectilinear
Date of Photography	: 9:53am 19 October 2022 NZST	Image Reading Distance @ A3 is 20 cm	

Data Sources: Photography - BML; Survey - EMLID Reach 2 GPS Rover;
3D Model - 1975_PT_00_ZZ_M3_A_Building_C22-Architectural Model.rvt- Peddlethorp

FOUNDATION PRECINCT BUILDING 3

View from Corner of George Street and Broadway

Date: 16 February 2023 Revision: 0

Plan prepared for Generus by Boffa Miskell Limited

Project Manager: s 9(2)(a) Drawn: AWe | Checked: RGo

VS 1A

Proposed View

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Viewpoint Details

NZTM Easting	: 1758654mE	Horizontal Field of View	: 90°
NZTM Northing	: 5918723mN	Vertical Field of View	: N/A
Elevation/Eye Height	: 62.8m / 1.6m	Projection	: Rectilinear
Date of Photography	: 9:53am 19 October 2022 NZST	Image Reading Distance @ A3 is 20 cm	

Data Sources: Photography - BML; Survey - EMLID Reach 2 GPS Rover;
3D Model - 1975_PT_00_ZZ_M3_A_Building_C22-Architectural Model.rvt- Peddlethorp

FOUNDATION PRECINCT BUILDING 3

View from Corner of George Street and Broadway

Date: 16 February 2023 Revision: 0

Plan prepared for Generus by Boffa Miskell Limited

Project Manager: s 9(2)(a) Drawn: AWe | Checked: RGo

VS 1B

Existing View

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Viewpoint Details

NZTM Easting	: 1758541mE	Horizontal Field of View	: 90°
NZTM Northing	: 5918923mN	Vertical Field of View	: N/A
Elevation/Eye Height	: 75m / 1.6m	Projection	: Rectilinear
Date of Photography	: 12:46pm 19 October 2022 NZST	Image Reading Distance @ A3 is 20 cm	

Data Sources: Photography - BML; Survey - EMLID Reach 2 GPS Rover;
3D Model - 1975_PT_00_ZZ_M3_A_Building_C22-Architectural Model.rvt- Peddlethorp

FOUNDATION PRECINCT BUILDING 3

View from Domain Upper Carpark

Date: 16 February 2023 Revision: 0

Plan prepared for Generus by Boffa Miskell Limited

Project Manager: s 9(2)(a) Drawn: AWe | Checked: RGo

VS 2A

Proposed View

Boffa Miskell

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Viewpoint Details

NZTM Easting	: 1758541mE	Horizontal Field of View	: 90°
NZTM Northing	: 5918923mN	Vertical Field of View	: N/A
Elevation/Eye Height	: 75m / 1.6m	Projection	: Rectilinear
Date of Photography	: 12:46pm 19 October 2022 NZST	Image Reading Distance @ A3 is 20 cm	

Data Sources: Photography - BML; Survey - EMLID Reach 2 GPS Rover;
3D Model - 1975_PT_00_ZZ_M3_A_Building_C22-Architectural Model.rvt- Peddlethorp

FOUNDATION PRECINCT BUILDING 3

View from Domain Upper Carpark

Date: 16 February 2023 Revision: 0

Plan prepared for Generus by Boffa Miskell Limited

Project Manager: s 9(2)(a)

Drawn: AWe | Checked: RGo

VS 2B

Proposed View

Boffa Miskell

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Viewpoint Details

NZTM Easting	: 1758476mE	Horizontal Field of View	: 90°
NZTM Northing	: 5919027mN	Vertical Field of View	: N/A
Elevation/Eye Height	: 77.5m / 1.6m	Projection	: Rectilinear
Date of Photography	: 14:19pm 5 December 2022 NZST	Image Reading Distance @ A3 is 20 cm	

Data Sources: Photography - BML; Survey - EMLID Reach 2 GPS Rover;
3D Model - 1975_PT_00_ZZ_M3_A_Building_C22-Architectural Model.rvt- Peddlethorp

FOUNDATION PRECINCT BUILDING 3

View from Museum Circuit

Date: 16 February 2023 Revision: 0

Plan prepared for Generus by Boffa Miskell Limited

Project Manager s 9(2)(a) Drawn: AWe | Checked: RGo

VS 3A

Proposed View

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Viewpoint Details

NZTM Easting	: 1758476mE	Horizontal Field of View	: 90°
NZTM Northing	: 5919027mN	Vertical Field of View	: N/A
Elevation/Eye Height	: 77.5m / 1.6m	Projection	: Rectilinear
Date of Photography	: 14:19pm 5 December 2022 NZST	Image Reading Distance @ A3 is 20 cm	

Data Sources: Photography - BML; Survey - EMLID Reach 2 GPS Rover;
3D Model - 1975_PT_00_ZZ_M3_A_Building_C22-Architectural Model.rvt- Peddlethorp

FOUNDATION PRECINCT BUILDING 3

View from Museum Circuit

Date: 16 February 2023 Revision: 0

Plan prepared for Generus by Boffa Miskell Limited

Project Manager: s 9(2)(a) Drawn: AWe | Checked: RGo

VS 3B

Existing View

Boffa Miskell

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Viewpoint Details

NZTM Easting	: 1758480mE	Horizontal Field of View	: 90°
NZTM Northing	: 5918930mN	Vertical Field of View	: N/A
Elevation/Eye Height	: 63m / 1.6m	Projection	: Rectilinear
Date of Photography	: 10:21am 10 November 2022 NZST	Image Reading Distance @ A3 is 20 cm	

Data Sources: Photography - BML; Survey - EMLID Reach 2 GPS Rover;
3D Model - 1975_PT_00_ZZ_M3_A_Building_C22-Architectural Model.rvt- Peddlethorp

FOUNDATION PRECINCT BUILDING 3

View from Top of Ayr Street

Date: 16 February 2023 Revision: 0

Plan prepared for Generus by Boffa Miskell Limited

Project Manager: s 9(2)(a)

Drawn: AWe | Checked: RGo

VS 4A

Proposed View

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Viewpoint Details

NZTM Easting	: 1758480mE	Horizontal Field of View	: 90°
NZTM Northing	: 5918930mN	Vertical Field of View	: N/A
Elevation/Eye Height	: 63m / 1.6m	Projection	: Rectilinear
Date of Photography	: 10:21am 10 November 2022 NZST	Image Reading Distance @ A3 is 20 cm	

Data Sources: Photography - BML; Survey - EMLID Reach 2 GPS Rover;
3D Model - 1975_PT_00_ZZ_M3_A_Building_C22-Architectural Model.rvt- Peddlethorp

FOUNDATION PRECINCT BUILDING 3

View from Top of Ayr Street

Date: 16 February 2023 Revision: 0

Plan prepared for Generus by Boffa Miskell Limited

Project Manager s 9(2)(a) Drawn: AWe | Checked: RGo

VS 4B

Existing View

Boffa Miskell

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Viewpoint Details

Date of Photography : 12:19pm 19 October 2022 NZST

Horizontal Field of View	: 90°
Vertical Field of View	: N/A
Projection	: Rectilinear
Image Reading Distance @ A3 is 20 cm	

Data Sources: Photography - BML

FOUNDATION PRECINCT BUILDING 3

View from Maunsell Road Extension

Date: 2 February 2023 Revision: 0

Plan prepared for Generus by Boffa Miskell Limited

Project Manager: s 9(2)(a) | Drawn: JMy | Checked: JWi

VP 5

Existing View

Boffa Miskell

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Viewpoint Details

Date of Photography : 11:38am 10 November 2022 NZST

Horizontal Field of View	: 90°
Vertical Field of View	: N/A
Projection	: Rectilinear
Image Reading Distance @ A3 is	20 cm

Data Sources: Photography - BML

FOUNDATION PRECINCT BUILDING 3

View from Corner of Morgan and George Street

Date: 2 February 2023 Revision: 0

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Project Manager: s 9(2)(a) | Drawn: JMy | Checked: JWi

VP 6

Existing View

Boffa Miskell

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Viewpoint Details

Date of Photography : 10:07am 19 October 2022 NZST

Horizontal Field of View	: 90°
Vertical Field of View	: N/A
Projection	: Rectilinear
Image Reading Distance @ A3 is 20 cm	

Data Sources: Photography - BML

FOUNDATION PRECINCT BUILDING 3

View from Parnell Road (1 of 2)

Date: 2 February 2023 Revision: 0

Plan prepared for Generus by Boffa Miskell Limited

Project Manager: s 9(2)(a) | Drawn: JMy | Checked: JWi

VP 7

Existing View

Boffa Miskell

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Viewpoint Details

Date of Photography : 10:23am 19 October 2022 NZST

Horizontal Field of View	: 90°
Vertical Field of View	: N/A
Projection	: Rectilinear
Image Reading Distance @ A3 is 20 cm	

Data Sources: Photography - BML

FOUNDATION PRECINCT BUILDING 3

View from Parnell Road (2 of 2)

Date: 2 February 2023 Revision: 0

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Project Manager: s 9(2)(a) | Drawn: JMy | Checked: JWi

VP 8

Existing View

Boffa Miskell

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Viewpoint Details

Date of Photography : 11:09am 10 November 2022 NZST

Horizontal Field of View	: 90°
Vertical Field of View	: N/A
Projection	: Rectilinear
Image Reading Distance @ A3 is 20 cm	

Data Sources: Photography - BML

FOUNDATION PRECINCT BUILDING 3

View from Corner of Maunsell Road and Titoki Street

Date: 2 February 2023 Revision: 0

Plan prepared for Generus by Boffa Miskell Limited

Project Manager: s 9(2)(a) | Drawn: JMy | Checked: JWi

VP 9

Existing View

Boffa Miskell

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Viewpoint Details

Date of Photography : 4:09pm 8 September 2022 NZST

Horizontal Field of View	: 40°
Vertical Field of View	: 25°
Projection	: NA
Image Reading Distance @ A3 is 50 cm	

Data Sources: Photography - BML

FOUNDATION PRECINCT BUILDING 3

View from Tamaki Drive

Date: 2 February 2023 Revision: 0

Plan prepared for Generus by Boffa Miskell Limited

Project Manager: s 9(2)(a) | Drawn: JMy | Checked: JWi

VP 10

Existing View

Boffa Miskell

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Viewpoint Details

Date of Photography : 2:48pm 8 September 2022 NZST

Horizontal Field of View	: 40°
Vertical Field of View	: 25°
Projection	: NA
Image Reading Distance @ A3 is 50 cm	

Data Sources: Photography - BML

FOUNDATION PRECINCT BUILDING 3

View from Ngapipi Road

Date: 2 February 2023 Revision: 0

Plan prepared for Generus by Boffa Miskell Limited

Project Manager: s 9(2)(a) | Drawn: JMy | Checked: JWi

VP 11

VISUAL SIMULATIONS - METHODOLOGY

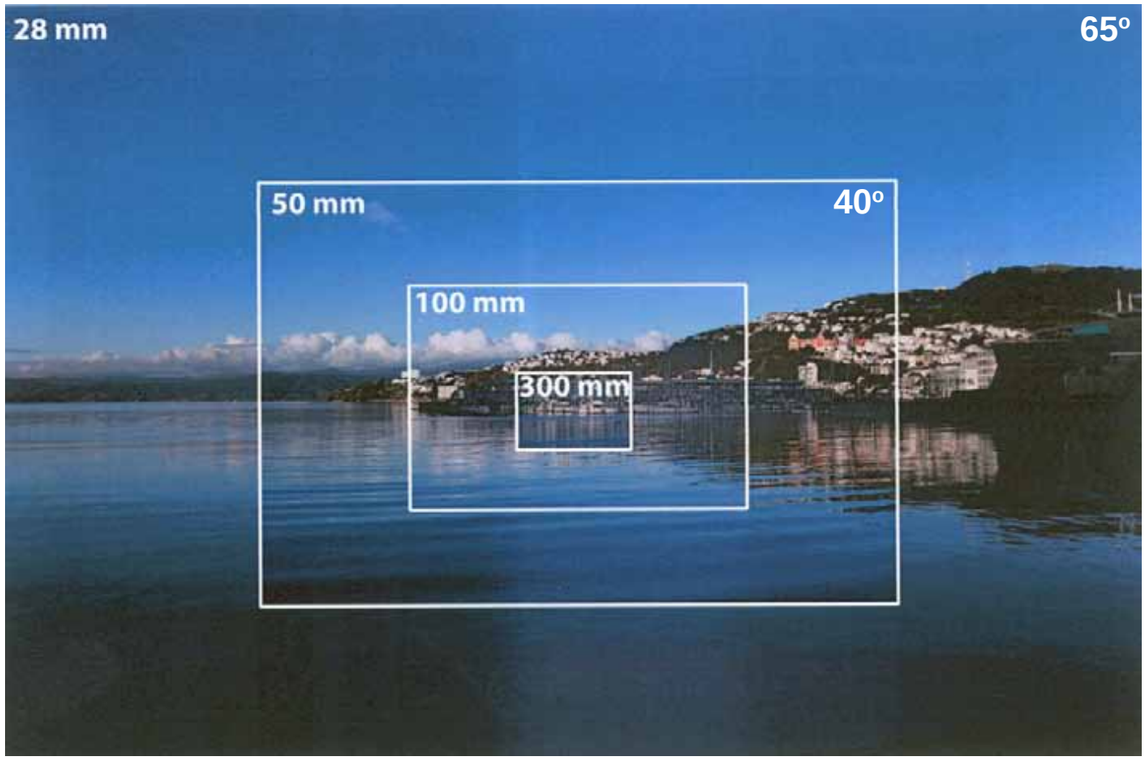
SITE VISIT & PHOTOGRAPHY

Site photographs were taken with a Canon digital SLR camera fitted with a 50mm focal length lens, mounted on a tripod and panoramic head. A series of photos were taken at predetermined viewpoints, situated on public land. The locations of each viewpoint were fixed by using an EMLID RS+ GPS Rover Unit.

NZILA GUIDELINES & PANORAMA PREPARATION

The visualisations have been produced in accordance with the NZILA Best Practice Guidelines for Visual Simulations (BPG 10.2) and also adhere to Boffa Miskell's internal Visualisation Guidelines.

Camera lenses of different focal lengths capture images with differing fields of view. To understand how illusions are created by different lens sizes, one must understand depth of field and how "depth of field" and "field of view" are related. As can be seen below (derived from Fig 9 of the NZILA BPG), a photo taken with a 28mm lens will provide a horizontal field of view of 65^{o} - using a 50mm lens will provide a "cropped" (40^{o}) version of the same view. The same image size can also be achieved by taking multiple 50mm photos in "portrait" mode, and using digital stitching software to merge and crop to 65^{o} or 40^{o}.



COMPOSITING

Virtual camera views were then created in 3D modelling software, and a combination of 3D contour data and 3D engineering drawings turned on in each of these views. These were then matched to the corresponding photographic panorama, using identifiable features in the landscape and the characteristics of the camera to match the two together. The visualisations were then assembled using graphic design software.

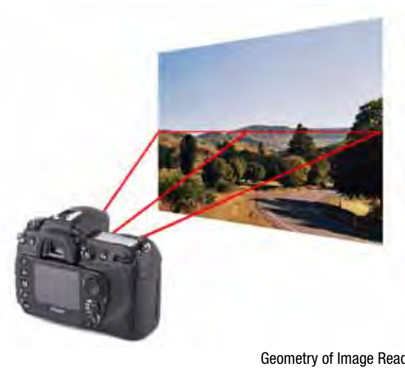
RECOMMENDED IMAGE READING DISTANCE

Views which have a field of view of 90^{o} should be viewed from a distance of 20 cm when printed at A3
Views which have a field of view of 65^{o} should be viewed from a distance of 31.5cm when printed at A3
Views which have a field of view of 40^{o} should be viewed from a distance of 55 cm when printed at A3

For convenience, Boffa Miskell has adopted image reading distances of 20cm, 30cm and 50cm.

This will ensure that each simulation is viewed as if standing on-site at the actual camera location, and is in accordance with Section 7.11 of the NZILA BPG (reproduced below). Users are encouraged to print these pages on A3 transparency, go to the viewpoint and hold at the specified reading distance in order to verify the methodology.

LENS	HORIZ FoV [1]	PAPER SIZE	ACTUAL IMAGE SIZE [2]	READING DISTANCE [3]
28mm	65°	A4	277mm W x 185mm H	215mm
		A3	400mm W x 267mm H	315mm
		A2	574mm W x 383mm H	450mm
50mm	40°	A4	277mm W x 185mm H	380mm
		A3	400mm W x 267mm H	550mm
		A2	574mm W x 383mm H	790mm



Geometry of Image Reading Distance

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FOUNDATION PRECINCT BUILDING 3

METHODOLOGY

Date: 16 February 2023 Revision: 0

Plan prepared for Generus by Boffa Miskell Limited

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Figure 2