



Memorandum

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Attention: Ryan Brosnahan
 Company: Resource Management Group
 Date: 14 February 2022
 From: Jane Rennie, Urban Designer, Associate Partner
 Message Ref: Holy Lea Village – Proposed Buildings D and E – Urban Design Assessment
 Project No: BM2201124

Introduction

Boffa Miskell Limited have been engaged by Generus Living Group (the Applicant), to assess the urban design effects of a proposal to develop two new buildings (known as Buildings D and E) at the existing Holly Lea Retirement Village located at 121 Fendalton Road, Christchurch.

This Memorandum is to accompany a request by Holly Lea Village Limited (Holly Lea) seeking referred project status under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act). This Memorandum outlines the key urban design issues at a high level, with a full assessment to be prepared should the Project be referred. As such, this Memorandum:

- Outlines a brief overview of the proposal and relevant context from an urban design perspective;
- Summaries the statutory context in which the project will be considered;
- Identifies the key urban design considerations, the likely level of effects anticipated and if further design development is required to resolve issues; and
- Concludes as to whether the proposal is acceptable from an urban design perspective.

A visit has been undertaken to the Site and its context on the 12th and 26th of January 2023.

This assessment references the material prepared by others, including:

- (a) Architectural drawings, baseline building details, shading diagrams and renders prepared by IKON Architects dated 10 February 2023. This includes illustrations of the proposed building height and setbacks compared with a Baseline.
- (b) Landscape drawings and materials palette prepared by Rough Milne Mitchell (RMM) Landscape Architects, dated 31 January 2023;
- (c) Building montages prepared by Generus Living Group, dated 2 February 2023.

Baseline scenarios have been illustrated in the architectural package to compare adverse amenity effects with the proposed buildings. The baseline scenarios demonstrate an anticipated built form rather than permitted baseline buildings, noting that some district wide rules in the District Plan may be triggered regardless (earthworks, flood management etc.). Further refinement of the baseline scenarios will be undertaken at a later stage. In summary, the baseline scenarios demonstrate an anticipated building on both the Building D and E sites that is compliant with height, recession planes and building setbacks (including waterbody), providing a non-fanciful scenario to compare adverse amenity effects with.

The Site and Proposal

Holly Lea Retirement Village is located within the residential suburb of Fendalton, approximately 3km west of Christchurch Central City. It is an established retirement village complex offering apartment style living and an aged care facility within numerous built forms comprising one and two storeys in height and with associated open spaces. The most recently constructed building is located along Tui Street (known as Building B).

The surrounding environment is predominantly residential, with Fendalton Road being a busy four lane arterial route with significant tree planting. Tui Street is an established local residential street with tree planting within the berm.

The Project includes the development of two new buildings within the Village. Building D, to be located at 19-21 Tui Street adjoining the recently completed Building B will include 10 serviced apartments and a swimming pool for the village within a part 2/part 3 storey building with three parking spaces (see *Figure 1*). Building E, to be located at 121 Fendalton Road and 2 Heathfield Avenue, will include 22 serviced apartments within a three storey building and 22 parking spaces (see *Figures 2 and 2A*).



Figure 1: Building D visual simulation (as viewed from Tui Street) (source: Generus Living Group)



Figure 2: Building E render of building along the Fendalton Road frontage (source: IKON Architects)



Figure 2A: Building E visual simulation as viewed from the corner of Fendalton Road and Heathfield Avenue (source: Generus Living Group)

Statutory Context

The Site is located in the Residential Suburban (RS) Zone of the Christchurch District Plan. The RS Zone permits Retirement Villages subject to one activity specific standard (building façade length) and compliance with built form standards. The Project meets the definition of a “retirement village” in the District Plan and retirement villages are considered ‘residential activities’. The relevant provisions are set out in the Residential Chapter 14 of the District Plan, with relevant Objectives and Policies including:

- 14.2.1 Objective - Housing supply
 - 14.2.1.1 Policy - Housing distribution and density
 - 14.2.1.8 Policy - Provision of housing for an aging population
- 14.2.4 Objective - High quality residential environments
 - 14.2.4.1 Policy - Neighbourhood character, amenity and safety
 - 14.2.4.2 Policy - High quality, medium density residential development

In terms of built form non-compliances, the Project will trigger the following:

| Relevant Rule / Regulation | Reason for Consent | Activity Status |
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| Rule 14.4.1.3 RD10 – Retirement Villages | Retirement villages that do not comply with any one or more of the activity specific standards in Rule 14.2.2.1 P7 are a restricted discretionary activity. While both buildings achieve recesses in the façade where they face a side or rear boundary, for Building E, these are not for the full height of the walls, and do not include a break in the eave line and the roof line of the façade. | Restricted Discretionary (14.4.1.3 RD10) |
| Rule 14.2.3.3 Building Height | The maximum height of Building E will be 14.2m (including chimneys) while Building D will be 13.45m when measured from original ground level. <i>Note: Chimneys are only exempt where they do not exceed 1.1m in either direction.</i> | Restricted Discretionary (14.4.1.3 RD19) |
| Rule 14.2.3.4 Site Coverage | The maximum allowable percentage of the net site area covered by buildings is 45%. The overall site coverage resulting from Building D (808.05m ²) and E (1,213.26m ²) site will be 45.2% or 8,969.31m ² for the 19,859m ² site. | Restricted Discretionary (14.4.1.3 RD33) |
| Rule 14.2.3.6 Daylight Recession Planes | Building D will intrude the 26-29° recession plane on the southern internal boundary for a maximum depth of 1.7m. | Restricted Discretionary (14.4.1.3 RD20) |

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| | Building E will intrude the 27° recession plane on the southern internal boundary for a maximum depth of 1.5m. | |
| | All other recession planes will be complied with. | |
| Rule 14.2.3.9 Road Boundary Building Setback | Both Buildings D and E will intrude the 4.5m road boundary setback for Fendalton Road, Tui Street and Heathfield Avenue (closest distance of 2m proposed). | Restricted Discretionary (14.4.1.3 RD25) |

As such, the relevant Matters of Discretion for Retirement Villages include the following provisions, and these are used to structure the consideration of the urban design effects:

- 14.15.9 – *Retirement villages*
- 14.15.3 – *Impacts on neighbouring property*
- 14.15.17 – *Street scene – road boundary building setback, fencing and planting*

Key Urban Design Considerations and Likely Effects

Based on the relevant District Plan provisions and the context of the Project, the key urban design effects relate to the bulk and height of Buildings D and E, their relationship with the adjoining streets (Fendalton Road, Heathfield Avenue, Tui Street) and potential amenity impacts on adjoining properties.

The Retirement Village Assessment Matters under 14.15.9 include a number of considerations and these are discussed at a high level in this Memorandum. The specific breaches of the height, road boundary setback and recession plane rules requires consideration of effects on neighbouring properties and the street scene. These matters are largely covered under the Retirement Village Assessment Matters and will be covered in the comprehensive Urban Design Assessment in support of the application, but not analysed separately in this high level review. In addition, a review of the proposal against relevant Objectives and Policies within the District Plan will be completed as part of the Urban Design Assessment.

Key high level urban design considerations include the following:

- **Engagement with the Public Realm and Impacts on Street Scene** - Recognising the residential context, the general approach to the street interfaces has been to manage boundary treatments in a softer way, using a combination of planting and solid and permeable fencing and gates to individual units. Where setbacks allow, taller tree planting will add variety and verticality to help break up the larger built forms. Existing trees are retained where possible. The proposed planting will be further refined but is anticipated to achieve a high quality and result in a varied and interesting streetscape interface, contributing to the character of the public realm and appropriate to a retirement village complex.

Both proposed buildings are orientated to the adjoining streets and include units that will overlook the public realm, along with most of the ground floor units having pedestrian access from the street via a gate and pathway. The main building entrances are located internally within each site, with pathways off each access road. Refinement of the landscape and architectural drawings to further reinforce the building entrances (particularly Building D) is encouraged in promoting legible entry points.

Both buildings are orientated to corners, with Building E located on the most prominent corner of Fendalton Road and Heathfield Avenue providing a strong built form edge along both streets. At the corner of the two streets, the building steps inwards to provide visual relief and interest and retain existing mature vegetation. Building D is located at the secondary entrance to the Site on Tui Street, with the three storey form and landscape treatment signalling this entry point.

Both buildings breach the road boundary setback primarily as a result of the projecting balcony forms. In terms of Building D, the width of the building encroachment is limited to two units, with the swimming pool wing set back to around 4.5 metres reducing the dominance of the building from the

street. Greater landscaping within the front yard setback is also proposed in this location to mitigate the encroachment providing a softer interface and reducing visual dominance as viewed from the street. In terms of Building E, Fendalton Road is an arterial route comprising 4-lanes of traffic and includes a wide carriageway (approximately 30m) and significant tree planting. Given this width (and existing tree planting), a breach in the road boundary setback is considered acceptable in this instance with a greater ability to absorb change in the street scene. In addition, the reduced setback results in more generous internal setbacks to neighbouring properties, being approximately 15m to 17m from the western properties at No's 125, 1/127 and 2/127 Fendalton Road, and approximately 12m from No.4 Heathfield Avenue to the south. Existing tree planting will help filter views of the Proposal from the street.

- **Integration of Access, Parking Areas and Garaging** – Pedestrian access is proposed via separate pathways adjoining the vehicle access providing a safe environment and guiding users on where to go. Surface car parking is consolidated to the south of Building E and screened from Heathfield Avenue with two internal garages integrated into the buildings south elevation. Building D includes under croft carparking for 3 parks and these are largely screened from the street.
- **Response to Existing Buildings or Landscape Features** – Both Sites are vacant. The Building E Site includes three heritage listed trees on the northern and western boundary to be retained along with additional mature vegetation along the northern, eastern and western boundaries which contribute to the amenity of the area and will also be retained.
- **Response to Context** – Whilst the scale of Buildings D and E are larger than the existing residential properties, effort has been made to break down the proposed built form. In relation to Building E, the Fendalton Road elevation is broken up into two 20m long elements or bays, which is a common length of existing houses in Fendalton. The three storey element of Building D is limited to approximately 22 metres in length, with a two-storey pod to the south providing a transition between the Site and No.23 Tui Street. In both instances, articulation of the building facades provides finer grained features that are more domestic in character, including pitched roof forms with overhanging eaves, chimneys and a residential neutral palette. Pergola structures, low walls, railings and shrub / low tree planting are domestic features carried through into the landscape to help the development further integrate into its context.

It is acknowledged that the total site coverage for the Village as a result of the Project will exceed the 45% by 0.2%. However, in the context of the Site and the location of the Buildings this breach will be indiscernible.

- **Incorporation of Crime Prevention through Environmental Design** – The Project addresses the four key CPTED principles through a range of design responses. High levels of surveillance will be achieved given activity proposed, occupation of the units both day and night, along with 'active' frontages through a high number of living room and bedroom windows and associated balconies providing considerable passive surveillance benefits. The under croft carparks within Building D requires further refinement to avoid this space being a potential entrapment space and a lighting plan will be necessary in due course.

The Site is well defined with good boundary edge activation and the ability to effectively manage access to internal parts of the Village through gates and secure door systems to each of the buildings. Both Site's include a strong built edge and clear threshold demarcation through paving changes at the pedestrian entrance signalling a change from semi-public to private spaces. An emphasis has been placed on achieving high quality and coordinated architectural and landscape treatments across the proposal.

- **Residential Amenity of Neighbours** – Key amenity considerations are outlook, privacy and access to sunlight, with visual simulations from adjoining streets and residential properties along with shading analysis prepared to determine the extent of the potential effects.

Building D has an internal boundary with No.23 Tui Street, separated only by the Waimairi Stream. Mitigation of potential amenity effects has been largely achieved by a 17-18 metre setback between Building D and No.23 Tui Street; including a two-storey pavilion as a transition with the adjoining dwelling; including full height privacy screens on second and third floor windows to limit potential overlooking; and a proposal for dense planting adjoining the Waimari Stream to largely screen the pavilion building over time. As a result, any overlooking or privacy effects are anticipated to be less than minor in magnitude.

The breach of the height limit and recession plane will result in minimal additional loss of sunlight access when compared to the Baseline and when considered across all four seasonal dates. A small portion of the second storey encroaches into the recession plane if this is measured from the north of the Stream and any effects of this are considered negligible.

Building E has an internal boundary with No.4 Heathfield Avenue to the south and No's 125, 1/127 and 2/127 Fendalton Road to the west. Mitigation of potential amenity effects has been largely achieved in comparison to a Baseline scenario through the following:

- Locating the building towards the northeast corner of the Site creating a 28 metre separation between the building and the dwelling at No.4 Heathfield Avenue and 22 metres with No's 127 Fendalton Road, noting that the outdoor living space for No.4 Heathfield Avenue is located within the 28 metre area.
- Including variation in the southern façade design through further articulation, colour and material changes, a change in roof profile with flat roof elements incorporated to reinforce the two building modules and break down the building mass and perceived building length.
- Including full height privacy screens on the side elevation of the third floor balconies and windows to limit any potential overlooking, with the majority of the windows aligning with non-habitable rooms and circulation space.
- Retention of existing vegetation and introduction of new planting along the southern boundary and between the parking spaces to filter views.

As a result, outlook, overlooking and privacy effects are anticipated to be less than minor in magnitude in comparison to the Baseline.

The breach of the height limit and recession plane will result in minimal additional loss of sunlight access when compared to the Baseline and when compared throughout all seasons. The nature of loss of sunlight effects for No's 4 Heathfield Avenue and 1/127 and 2/127 Fendalton Road properties that have been analysed are considered to be less than minor having limited impacts on the living/dining areas of the neighbouring properties and associated outdoor living spaces.

Creation of Visual Quality and Interest – The creation of visual interest is achieved across both buildings to varying degrees through building steps, variety in building form, openings, materials and colour. This includes emphasise of horizontal elements through the establishment of a clear base, middle and top and vertical emphasis through the use of columns that bookmark the balconies, extending up to the base on the second floor. This detail is repeated in the chimneys that sit on top of the roof. It is noted that the roof is a prominent feature of the buildings with the eaves extending out beyond the building façade, and although this has a bulk implication, it is of a residential character and contributes to the overall architectural integrity of the buildings. A simple colour and material's palette is adopted and has been thoughtfully applied to different building elements to provide visual interest and contrast.

Specifically in relation to the form and mass of Building D, the three storey element aligns with the Site entrance, supporting a legible entry point, with the building stepping down to a smaller two storey box form aligning with the Waimari Stream in response to the context. In relation to Building E, the built form along Fendalton Road is broken up into two distinct elements or bays (each

approximately 20m wide), separated by a communal terrace in the centre (measuring approximately 10m wide). To reduce the visual dominance of the roof along the southern elevation and as viewed from No.4 Heathfield Avenue, the roof profile has been reduced in conjunction with further changes to the depth of the building 'steps' and cladding colour. This assists to reduce the visual dominance and continuous building length along this elevation.

Summary

Whilst the scale of the three storey elements of Buildings D and E are larger than existing residential properties within the context and located closer to the street boundary, site layout, design and distribution of the massing, façade articulation and landscape design has sought to reduce the potential impact of the additional height, recession plane and setback breaches on the receiving environment.

A range of measures have been applied to minimise the impacts of potential outlook, overlooking and privacy on Nos.4 Heathfield Avenue and No.23 Tui Street with adverse urban design effects anticipated to be **less than minor** in magnitude, with some fine tuning of the design still anticipated through design development. In relation to loss of sunlight and overshadowing, when compared across all four seasonal dates the nature of loss of sunlight effects on No's 4 Heathfield Avenue, 1/127, 2/127 Fendalton Road and No. 23 Tui Street properties that have been analysed are considered to be **less than minor** having limited impacts on the living/dining areas and outdoor living spaces of the neighbouring properties.

The Proposal is considered to be acceptable from an urban design perspective in achieving the outcomes sought through the District Plan. Some refinement of the Project which is anticipated during design development will be required but these are not critical to my conclusions regarding adverse effects being less than minor. The items that require further development include:

- Review of the undercroft design of Building D to ensure a safe environment and consideration of CPTED principles.
- Further reinforce the building entrances (particularly Building D) in promoting legible entry points.
- Further refine the architectural and landscape plans for Building D to further mitigate the bulk and mass of Building D, address its relationship with the adjoining Waimari Stream, reinforce the entrance and provide sufficient privacy for the ground floor units.