

Urban Design Assessment

TE TAUOMA - STAGE 1B, ST JOHNS, AUCKLAND

Prepared on Behalf of Shundi Tāmaki Village Limited

For the Resource Consent Application

23 July 2021



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1 INTRODUCTION

This urban design assessment has been prepared for Shundi Tāmaki Village Ltd (Shundi) to support their Resource Consent application for their Te Tauoma Stage 1B development. The subject site is located at 261 Morrin Road, being the former University of Auckland Tāmaki Campus. Shundi are undertaking a staged redevelopment of the full 11.7-hectare site, with the overall Te Tauoma scheme incorporating 34 residential/ commercial buildings with associated roading, open spaces, commercial and communal amenities.

A masterplan has been prepared prior to the first stage of the development which identifies the overall development layout, key movements, open space networks and staging concept. The Stage 1B development is subsequent to Stage 1A for which the Resource Consent (BUN60335180) has been acquired (September 2020).

Stage 1B builds on the design concept of the full Te Tauoma site which is developed upon a number of key drivers proposed by Shundi, these include:

- Create a series of residential towers in a parklike setting to provide for a quality urban environment
- Deliver density through height to minimise building footprints and maximise open space within the development
- Deliver significant housing supply for families to make the most of the site's location, being in close proximity to public transport, town centre, education and employment areas

The Stage 1B builds on the overall development concept of Te Tauoma and seeks to seamlessly integrate with the approved Stage 1A development which comprises three apartment buildings fronting Morrin Road and one parking building to the southwest of Stage 1B. Ground floor commercial spaces and basement car parks are also provided in Stage 1A.

The design team has been working collaboratively with council officers, the Auckland Urban Design Panel (AUDP) and Mana Whenua to ensure the proposal achieves an integrated vision that is expected by all relevant groups. Particularly, a series of design workshops with AUDP and Mana Whenua were held in which the design has been thoroughly reviewed. Subsequent to each session, refinements to the design were constructively engaged. (Refer to Appendix 1– Auckland Urban Design Panel Minutes)

This Urban Design Assessment provides a comprehensive assessment of the proposed Stage 1B development including an analysis of the site within its local and statutory context and the Urban Design performance of the proposal with comments on the associated assessment matters in the Auckland Unitary Plan and a range of general topics of urban design.

This report should be read in conjunction with the full set of architectural and landscape drawings as well as the Assessment of Effects of the Environment contained within the Resource Consent application, including:

- Architectural package by PBA Ltd
- Landscape Design Report by Reset Urban Design
- Landscape & Visual Assessment by Reset Urban Design
- Assessment of Effects of the Environment (AEE) by Tattico Ltd

2 THE SITE AND SURROUNDING CONTEXT

The Stage 1B site (outlined red in figure below) is located immediately to the southeast of Stage 1A and does not front any existing public roads. Existing vehicle access to the site is via three gated intersections along the Morrin Road frontage of the site. Stage 1B has a total area of approximately 1ha and adjoins the later stages of the larger development along its northern and eastern boundaries. The existing building (Health Science building) to the north of the site is a four storey office building with a large footprint which will be mainly retained through Stage 2.



Figure 1 - Stage 1B Site (Source: Landscape Package by Reset Urban Design)

Further to the west of Stage 1A, Colin Maiden Park is a large public sports and recreational park and spans the full extent of the Morrin Road frontage opposite the Te Tauoma site. Morrin Reserve sits on the southern edge of the site.

Following the approval of Stage 1A, Stage 1B seeks to deliver a number of themes in further detail as set out by the overall masterplan for Te Tauoma such as respecting the context, maximising open space and minimising infrastructure impacts. In particular, Stage 1B will acknowledge its neighbourhood context in a comprehensive and innovative manner. A full description and analysis of the entire Te Tauoma site context has been set out in the Assessment of Environmental Effects Report by Tattico Limited, therefore, this Urban Design Report will not repeat those but provide a summary of the surrounding context which is most relevant to the Stage 1B development:

Colin Maiden Park is the primary open space in the vicinity providing for amenity and outlook

- Glen Innes town centre sits to the northeast of the site and is characterised by a mix of small to medium commercial and business developments (albeit with significant development potential afforded under the Auckland Unitary Plan (Operative in Part))
- Glen Innes train station is a key public transport in close proximity to the site
- To the south and east of the site are light industrial and commercial developments within warehouse-style buildings
- To the northern boundary of the site is a cluster of retail businesses mixed with light industrial activities

- The AMETI corridor which runs along the eastern boundary of the Te Tauoma development site will potentially provide positive outcomes to the development in terms of enhanced interfaces and transport connections.
- The nearest residential areas to the north of Merton Road remains unchanged from early development pattern which features single dwellings on larger sites.
- Further afield to the site, the Stonefields suburb which has been developed most recently in the area presents an increased density compared to other existing suburbs in St Johns. In particular, a number of multi-storey apartment buildings are established along College Road.
- Given the scale and nature of the Te Tauoma scheme, it is not possible to reflect the highly mixed characters within the neighbourhood context. Instead, the Stage 1B development in conjunction with the previous and later phases of Te Tauoma scheme will establish a new character that is different from those of surrounding areas. The site will be developed in a way which accommodates intensive residential developments in close proximity to transport and employment opportunities while consolidating its connection to the existing community infrastructure and public open spaces.

Taking into account the future developments across the larger Te Tauoma site, Stage 1b will sit within a compact form framed by other phases of this comprehensively planned apartment development.

3 STATUTORY CONTEXT

The entire Te Tauoma site is zoned Business - Mixed Use and also informed by the Tāmaki Precinct provisions under the Auckland Unitary Plan Operative in Part (AUP). As required by the Tāmaki Precinct provisions, a masterplan has been completed prior to the first land development (Stage 1A) to comprehensively manage the use and development of the entire site. A copy of the masterplan is attached to the AEE prepared by Tattico Limited, with the role and scope of the masterplan described within that report.

As a full description of the relevant statutory considerations have been set out in the AEE, the following is a summary of the key provisions in the AUP that have informed the Urban Design aspects of the proposed development. These objectives, policies and provisions specifically provide guidance on Urban Design assessment matters of the proposal.

B2. Tāhuhu whakaruruhau ā-taone - Urban growth and form

- A quality compact urban form is expected to deliver a range of benefits (*Objective B2.2.1 (1)*)
- To deliver a quality compact urban form, higher residential intensification is enabled: *(a) in and around centres; (b) along identified corridors; and (c) close to public transport, social facilities (including open space) and employment opportunities. (Policies B2.2.2 (5), Objectives B2.4.1. (1) & (3))*
- A quality built environment should be achieved. (*B2.3.1.(1)*)
- *Policies B2.3.2* requires the form and design of development should be managed in a way that: *“(a) supports the planned future environment (b) contributes to the safety of the site, street and neighbourhood; (c) develops street networks and block patterns that*

provide good access and enable a range of travel options; (d) achieves a high level of amenity and safety for pedestrians and cyclists; (e) meets the functional, and operational needs of the intended use; and (f) allows for change and enables innovative design and adaptive re-use.” (B2.3.2 (1))

- A range of built forms should be provided to support choices and meet the needs of a diverse population.

H13. Business-Mixed Use Zone

- Business-Mixed Use Zone provides for residential activity as well as predominantly smaller scale commercial activity. (H13.1)
- New developments within the zone should be designed to a high standard which enhances the quality of streets and public open spaces. (H13.1)
- *Objectives H13.2. (2) & (7)* emphasise that developments need to be in a proper form, scale and design quality and do not compromise the function and amenity of centres.
- *Objectives H13.2.(6)* enables moderate to high intensity residential developments in close proximity to or can support centres and the public transport network
- A mix of compatible residential and non-residential activities is encouraged, however, a mix of uses within areas or on individual sites is not required.
- *Objectives H13.2.(9)* requires that a high of amenity is to be provided.
- *Policies H13.3.(2)* enables an increase in the density, diversity and quality of housing within the zone.
- *Policies H13.3.(3), (4) & (5)* emphasise the importance of having a quality design that positively contributes to the visual amenity values, connectivity, accessibility and safety of the area.
- *Policies H13.3.(13)* enables *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.*
- *Policies H13.3. (18)* enables intensive residential developments within the zone
- *Policies H13.3. (20)-(22)* addresses that the increases in residential densities are well managed and the adverse effects on residents and the environment are avoided or mitigated.
- *Standards H13.6.1, 2 & 4* set out the building height, height in relation to boundary and maximum tower dimension and tower separation requirements, all of which aim to manage the effects of building height, visual dominance and shading effects. The relevant assessment criteria for buildings that do not comply with the standards should have regards to *Policy H13.3(3)(a), Policy H13.3(3)(b), Policy H13.3(8), Policy H13.3(13), Policy H13.3(14) and Policy H13.3(21)*

I332. Tāmaki Precinct

- The site (261 Morrin Road) provides opportunities for substantial new buildings and intensive developments given its strategic location and large size. (I332.1)
- An overall plan and design guidelines are required as part of the first land development consent to ensure the large site is developed in a comprehensive manner. It is required that the subsequent land use is consistent with the approved overall plan and design guidelines. (I332.1) Tattico discuss these requirements in detail in their AEE.
- New buildings should be designed comprehensively with regards to specific urban design matters in addition to assessment criteria set out in H13.3.(3)-(5).
- Objectives I332.2.(4) requires *“New buildings and structures respond to and positively contribute to the amenity values of streets, public open spaces and surrounding context, thereby reinforcing sense of place”*.
- Objectives I332.2.(6) enables a greater scale of development providing the significant views to Mount Wellington are maintained.
- Objectives I332.2.(7) Requires that new developments are comprehensively planned with particular regard to the efficiency and safety of the road network.
- Due to its strategic location and the absence of sensitive adjoining land uses a 24m building height and an increase of scale are enabled (Objectives I332.2.(6), Policies I332.3. (6))
- Shading effects on Morrin Reserve should be managed. (Objectives I332.2.(12))
- Standards I332.6 set out site-specific design controls in relation to height, the front yard and landscaping at Morrin and Merton Road frontages and the vehicle access restriction applying to Merton Road.
- Any proposed change to the overall plan should be assessed with regards to the matters outlined in I332.8.2.(a)-(f).

D14. Volcanic Viewshafts Overlay

- The southern end of the Te Tauoma site has a Locally Significant Volcanic Viewshafts Overlay and is marginally contained within the Regionally Significant Volcanic Viewshafts Overlay (Refer to Figure below). As set out in D14.2, the objectives of these zones are to ensure that *“The regionally significant views to and between Auckland’s maunga are protected”* and *“The locally significant views to Auckland’s maunga are managed to maintain and enhance the visual character, identity and form of the maunga in the views”*. Specifically, both overlays associated with the site are to protect the views to Mount Wellington.
Stage 1B is located out of the viewshafts.

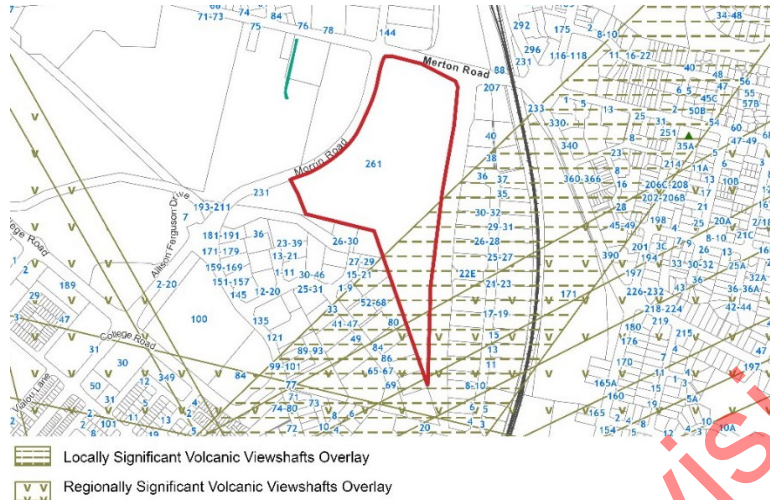


Figure 2 – Auckland Unitary Plan Operative in Part- Natural Heritage Map (Site outlined in red)

4 THE PROPOSAL

Together with the approved Stage 1A development, the Stage 1B proposal completes the first phase of development across the broader 11.77ha Te Tauoma development site. The proposed Stage 1B development consists of two apartment buildings sitting above a single -storey basement carpark (which is linked with the Stage 1A car park) a shared laneway, a series of private, communal and publicly available open spaces and accessways, and associated landscaped areas.

Developed upon the overall masterplan concept, Stage 1B completes the block of Stage 1 and sets out the development pattern across the central part of the site. Stage 1B continues the same design themes as the broader Te Tauoma development and provides further details to achieve the expected design outcomes set out by the masterplan concept which include comprehensively planned site layout optimising open spaces and amenities, providing for efficient and safe connections, and minimising the impacts of vehicle traffic and at-grade carparking.

As stated in Te Mana Motuhake o Te Tauoma (The Cultural Masterplan, December 2020), the Te Tauoma masterplan development is seen as a “*remanifestation of what was once present, their occupation and heritage within the landscape with the opportunity to recast its spiritual essence, presence and mana motuhake in a way that respectfully recognises that lineage*”. Stage 1B responds to this Mana Whenua narrative through the location of the tallest tower across the masterplan site



Figure 3 -Overall Masterplan with revised layout of Stage 1B

Central to the site layout, the apartment buildings are widely separated to create a generously sized central courtyard and a northern courtyard. The apartment buildings are in the form of two tall residential towers, being an 18-storey building (W5) on the northern part and a 14-storey building (W4) on the southern part adjacent to the parking building (C1) of Stage 1A. Both buildings are oriented north-east to south-west to optimise sunlight access.

Following the same vehicle accessway as Stage 1A (through existing Gate C from Morrin Road), a one-way shared laneway is formed along the north-eastern perimeter of Stage 1B. This shared lane primarily provides for pedestrian and cycle links throughout the site whilst facilitating vehicle access to the basement carpark and service traffic into and out of the site. Access to Stage 1B is restricted to residents through fencing, controlled vehicle entrance and gated pedestrian access points.

The Stage 1B development sits on a full podium across the site which also provides for carparking within the basement. As the topography of the site descends from southwest to northeast, height differences occur along the interfaces with the shared lane and Stage 1A development. Accordingly, various boundary treatments including landscape mitigation, legible access and amenity spaces are provided responding to different edge conditions.

The overall approach to the building design is to create a refined architectural form with particular regards to façade articulation, architectural variation and the provision of visual interest. The north elevations of the apartment buildings feature large areas of curtain wall, protruding or recessed balconies, and variation in material and colour, all of which aim to soften the built form. The façade treatments on the south elevations focus on the use of feature structures and vertical elements with contrast materials to break up the long façade into smaller discrete sections.

Residential towers are accessed from the south through paved pathways with both ends directly connecting to either the Stage 1A development or the shared laneway along the southeast boundary. Pedestrian movements are maximised on the podium ground level since vehicular traffic is limited to the underground carpark. A network of internal pathways is

organised around the central open space and the northern courtyard which also facilitates additional access points to the shared path of Stage 1A.

The residential towers are wrapped with continuous raised planters and private patio areas to the eastern building frontage. A variety of specimen trees and low shrub planting are proposed within raised planter immediately adjacent to buildings.

To accommodate extensive tree planting within central open spaces and northern courtyard, a series of raised planters are specifically designed with regards to various soil depth requirements, soil type, structure and irrigation system. A mix of native specimen trees, low shrubs, hedges, and groundcover plants are selected to provide a range of landscape conditions upon the podium.

5 URBAN DESIGN ASSESSMENT

The following section focuses on the review of the urban design performance of the proposal against relevant AUP provisions. The assessment is structured around several topics that reflect all aspects of the considerations and assessment matters outlined in Section 3.

5.1 Site Layout

To deliver the urban structure as set out in the masterplan, Stage 1B will complement the overall scheme in respect to the site and building layout, road network, open spaces, pedestrian and cycle links and amenity values.

As shown in the plan below, the site layout aligns with the masterplan endorsed by the AUDP and which formed part of the Stage 1A application, and helps to achieve a compact urban structure as follows:

- Stage 1B enables a comprehensive residential development in the form of two towers which represents an efficient use of land and optimises the on-site communal spaces.
- The overall approach to building bulk and massing is to concentrate the higher buildings internally within the overall site to minimise the impacts on the adjacent properties and the adjoining public realm.
The one-way shared laneway provides for direct access from / between Morrin Road (Gate B as approved under the Stage 1A consent) and the loop road and also supports pedestrian and cycle links and limited service traffic on the periphery of the site. This laneway also secures the potential pedestrian and cycle connections to future stages of developments further to the north.
- In the absence of any frontage to the public street, Stage 1B focuses on providing a range of quality open spaces including communal and private open spaces which ensures that the proposed development enhances the quality of the built environment and contributes to the planned future environment of Te Tauoma.
- Carparking spaces are located within the podium base to prioritise pedestrian movements on the podium level.



Figure 4 -Stage 1B Site layout in the context of planned Stage 3

With regards to Stage 1A, the proposed apartment buildings are oriented away from the long elevations of the Morrin Road fronting buildings which ensures the open spaces provided in Stage 1B also contributes to the amenity values of the earlier development.

The use of a podium base not only effectively manages the topography of the site in a comprehensive manner but also minimises the impacts of vehicle traffic. All vehicle access and movements are restricted to the periphery of the podium base or the underground carpark. The shared laneway promotes a simple and legible pedestrian circulation pattern for Stage 1B with limited vehicle connections to the loop road and Morrin Road.

5.2 Building Form

Framed by the three buildings fronting Morrin Road and one carpark building to its western and southern boundaries (all approved under the Stage 1A consent), the two high-rise towers enable greater residential intensities whilst maximising open space within the Stage 1B development.

Developed from the AUDP endorsed masterplan, the proposed building form presents a varied height profile which is also reflective of the form of the Te Tauoma, being the maunga(hill) located just to the south of the site that was quarried away.

Both residential towers are taller than the Stage 1A buildings and the existing building to the north, however, the placement and massing of the buildings are carefully considered to provide good levels of amenities for occupants and neighbours.

Specifically, the taller building (W5) is strategically separated from the lower one and located away from the Morrin Reserve to minimise the shading effects. Having the taller building in the middle of the site will create a crenulated form and maximise the ability to contain the effects within the site while also enabling a physical acknowledgement of Te Tauoma.

The approach to maximising the separation distance between the towers optimises the site's potential to accommodate intensive residential development whilst creating substantial public spaces for amenities and social infrastructure. In particular, the central open space allows for a mix of uses and secures good solar access to the southern apartment building (W4). (Refer to Figure below)

In addition, access to apartment buildings is located to the south as such the north-facing areas are able to provide for private outdoor living spaces. Given the primary orientation of the residential towers to the northeast and southwest, a good level of outlook and solar access will be maintained for individual apartment units.

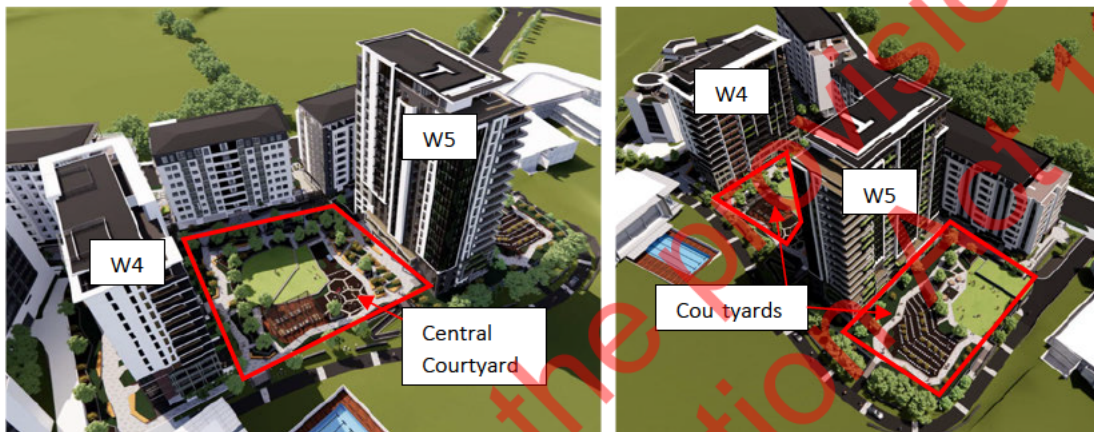


Figure 5 -Stage 1B Building Form

Taking into account the scale of the full Te Tauoma development and the development pattern across the larger site, the building form of Stage 1B is appropriately considered which creates a crenulated form and responds to the planned future environment.

The proposed development occupies approximately 1ha of land area and delivers 192 apartment units. It is in keeping with a similar level of residential yield (220 apartments) as Stage 1A.

The Stage 1B development provides a diversity of apartment types from single bedroom studio, 2-bedroom unit to 4 bedroom unit. A total of 55 studio units, 116 2-bedroom apartments, 19 3-bedroom apartments and two 4-bedroom units (one penthouse for each building) are delivered through the Stage 1B development. The flexible layout of the end units (2 or 3-bedroom units) of both apartment buildings provides for opportunities to turn study rooms into additional bedrooms on an as-needed basis. The outcome presents a proper mix of apartment types and sizes which would cater for a diverse range of households and, therefore, contribute to the vitality of the community.

5.3 Façade Treatment

To mitigate the effects of greater building height and to reduce the perceived building bulk, the treatments of the building facades have been widely discussed with council specialists and the Auckland Urban Design Panel to achieve quality urban design outcomes as follows:

- a. The northern elevations of both apartment buildings feature expansive glass curtain wall which present a contemporary appearance with clean lines that is visually light.



Figure 6 – North Elevation W5 (by PB&A)

- b. A range of architectural elements are used to articulate the long facades, comprising:
- Use recessive and protruding balconies to create visual depths
 - Incorporate protruding box structures with contrasting colours and materials to create a strong emphasis on vertical elements.
 - In particular, a series of vertical elements with finer grain details are proposed on the southern façade of W5. These elements include a number of white textured bands with varied dimensions and locations and smaller groupings of windows and associated fins.
 - A mix of precast concrete and metal cladding with varied colours effectively break long elevations into smaller sections.
- The provision of planter boxes at the edge of balconies at specific locations adds visual interests to the northern facades. In particular, extensive green walls are proposed throughout the balcony dividers which creates additional vertical forms with softened edges.
- c. Additional structural frames in dark board finish concrete are proposed across the base of both buildings to create a secondary form and also contribute to a legible entrance and human-scale environment.
- d. The approach to roof form is to set back the top level at the eastern and western end and express a light and simple form through the use of double-storey full height glazing and floating cornice lines.
- e. The base, middle section and the roof of each building are differentiated through a combination of varied architectural components, recessing and projecting elements and changes in material and colour treatment.

- f. With regard to the west and east facing elevations, the use of balcony elements, predominantly vertical elements and the contrasting forms and materials of curtain wall and more solid sections creates well-modulated facades with visual interests.

Designed as such, a number of positive design outcomes are produced, including:

- The overall building mass is divided into a series of discrete forms which help to reduce the perceived scale of residential towers
- Building facades feature both architectural rhythm and variation
- Greater emphasis on vertical elements help to balance the building proportion and the overall scale
- The proposed balcony planting provides a finer grain and greater visual interests to the building facade
- The base of the building creates a legible building entrance and gives an expression of human scale when experienced from the ground level

5.4 Outdoor Open Spaces

One of the most significant visual features of Stage 1B development is the generously sized communal spaces. The central open space together with the northern courtyard provide a total of approximately 2,500m² of communal outdoor spaces for residents.

The central open space incorporates extensive lawn areas, a playground, an outdoor gym area and a canopied gathering space with barbeque facilities which cater for a range of activities for all residents. Wrapped by raised planters (minimum 1m above structural slabs) and continuous pedestrian paths along its edges, the central open space is well defined and fully accessible. Lawn areas are terraced from western corner towards east to create a series of informal communal spaces that will encourage community interaction.

The northern courtyard design uses similar elements as the central open space which features a large open lawn area, a paved square for seating and informal recreational activities.

The eastern corner of the northern courtyard has a more prominent location than the remainder of this open space, as it will be overlooked not only by the Stage 1B residents but also by users of the retained Health Science building and future residents of Stage 3. In response to this specific context, a group of productive gardens are sensitively designed to enhance the amenity values of the space as well as providing an element around which the Te Tauoma community can meet and interact. Comprising of a mix of vegetables, herbs and small fruit trees in raised beds and associated facilities, the vegetable gardens complement the northern courtyard by creating a highly engaging and visually interesting communal space. A continuous paved pathway running around the courtyard provides a direct and legible access for pedestrians.

With regard to planting species, a variety of native specimen trees in combination with low shrubs and groundcover planting are proposed in raised planters to aid amenity within communal open spaces. The planting species are carefully considered with particular regards to the wider Tāmaki landscape.



5.5 Interface Treatment

As Stage 1B is subsequent to Stage 1A and aims to be seamlessly integrated with the adjoining development, a rear laneway with associated landscape and outdoor spaces has been well considered in the Stage 1A RC application and forms an extensive amenity space along the edge interfacing with Stage 1B. In response to this transitional area between the two phases of developments, raised garden beds are predominantly used along the full length of the boundary with Stage 1A. Accessways with steps or ramps are located between raised garden beds which provide connections to the rear laneway area of Stage 1B. As such, the boundary treatment design of Stage 1B complements the landscape amenity and therefore addresses the “green spine” between two stages of developments. (Refer to Figure below)



Boundary treatment along the podium edge of development is particularly important to ensure an attractive and functional transition is presented between the internal road and the residential area upon the podium. An integrated approach is provided to address the boundary treatments throughout these sections, including (Refer to Figure 9).:

- 1.2m fencing together with planting alongside the edge of the podium base to provide a clear delineation between residential domain and the publicly accessible spaces while maintaining views and outlook
- To mitigate the changes in height of the podium base wall at street level and provide for visual interest, a landscape buffer with a series of stone walls are proposed between the basement wall and the road edge.
- Specimen trees in combination with densely planted low shrubs aid to soften the edges of the street-facing raised podium. Larger grade trees are specifically located along the street edge to complement the framework fringe of Pohutukawa planting throughout the broader Te Tauoma development which is reflective of the existing campus landscape character
- The provision of stone walls defines the edge of the shared lane with a human scale element and helps reduce the perceived scale of the podium wall by encouraging more views towards this foreground landscape when viewed from lane level.
- In addition to the pedestrian access points into the Stage 1 development from Morrin Road provided for through the Stage 1A consent, additional connections are proposed around the eastern and northern edges of Stage 1B. These will provide access from the shared laneway into the Stage 1B towers and enabling broader linkages to the future development stage to the east and north. Two pedestrian access points with ramps are proposed along the eastern edge of the podium, while additional stair access points are provided at the northeastern and northern edges. All pedestrian access points are legible and accompanied with generous entry buffer areas to ensure good visibility from lane level.
- As assessed above, the overall boundary treatment approach has been carefully considered in relation to the varying edge conditions, functionality, visual amenity and landscape character. This integrated approach creates an extensive and attractive address to the street and podium base. An appropriate balance has been achieved ensuring high quality landscape amenity and providing for legible access, well defined boundary and good visual permeability.



Figure 9 – Typical Boundary Treatment along Podium Edge

With regards to the southern boundary with Stage 1A, a row of tree planting in raised planters is proposed to screen the traffic-centric environment. Complemented with a variety of hedge and groundcovers, the planted buffer creates a softened but well defined edge which positively contributes to the residential amenity of Stage 1B.

5.6 Vehicle Access and Parking Arrangement

The 4m shared laneway around the podium base with entry from the loop road and exit to Morrin Road provides controlled vehicle traffic throughout Stage 1B. The vehicle traffic to the basement carpark of Stage 1B is served by the accessway to the north of the parking building in Stage 1A which minimises the impact of vehicles. Retractable bollards are used at the entry of the shared laneway to control the non-destination traffic through the site. Surface treatment on the shared laneway helps to ensure that it operates as a slow zone shared space. Comprehensively designed as such, a pedestrian-centric and slow environment is created as the vehicular movements at grade to ground level are restricted to service and emergency uses.

The impacts of at grade parking and garage doors of Stage 1B development are minimal as carparking spaces for residents are provided within the multi-storey carpark building and the basement carpark within in the podium.

Overall, the shared laneway combined with the accessway of Stage 1A provide a simple and legible pattern for residents and visitors to follow and contribute to a safe and slow environment. Primarily provided at basement level and within parking building, the likely impacts of on-site parking are largely mitigated.

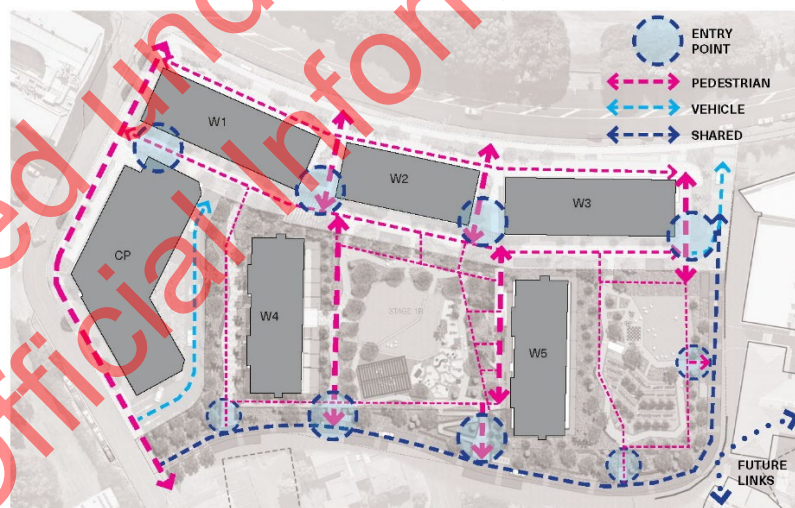


Figure 10 - Movement Diagram

5.7 Pedestrian and Cyclist Network

The existing accessway to the south of Stage 1 (Gate C) provides the primary pedestrian access to the Stage 1B development from Morrin Road. As stated in Section 5.5, two access points with stairs and ramps and two stair entries are carefully located along the podium

edge with the shared laneway, providing for legible and accessible pedestrian linkage to the residential podium. The pedestrian pathways that extend from these entries create broad entranceways along the southern side of the apartment buildings and directly connect with the adjoining Stage 1A development. A canopy in alignment with the extent of building entries is provided along each building frontage as a means of addressing identifiable building elements which provides for good shelter and helps with wayfinding.

As illustrated in Figure 10, pedestrian routes on the podium are clearly demarcated and well integrated within the open spaces. In addition to formal pedestrian pathways, a series of informal connections are also enabled throughout the communal spaces wherever applicable and safe.

Adequate access points are proposed along the western boundary to make connections with the rear laneway of Stage 1A which further provides for controlled public access from Morrin Road frontage. The pedestrian connection from the northern courtyard to the shared laneway is made through a stair access which also enables future connections to the planned developments to the north of Stage 1B.

The shared laneway provides the primary cyclist linkages for Stage 1B. Two bicycle parking areas are provided to the side of main pedestrian entries at grade to the shared laneway which support modal shift. Bicycle parking for residents is also provided in the basement.

5.8 Outlook and Privacy

Particular consideration has been given in respect of outlooks towards the existing open space as well as the proposed amenity areas in Stage 1B. Large portions of curtain walls together with generously sized balconies and full height windows enable extensive views towards amenity spaces within the Stage 1B development and in the surrounding area.

The proposed hard and soft landscapes will provide a high level of visual amenity as viewed from apartment units. Further, balcony planting provides for additional outlook and amenity for residents.

The significant separation (>60m) between two residential towers ensures that the habitable rooms will not be overlooked by each other. With the provision of a high level of landscape amenity across the podium level, potential views towards the east elevations of Stage 1A development will be further screened.

With regards to privacy for apartments on the ground level, raised garden beds framing the outdoor living areas of these units provide clear differentiation between the private and communal spaces. Tree planting and shrubs in raised planters further assist in screening the views towards the ground floor units.



Figure 11 - Perspective from central courtyard

5.9 CPTED

The placement of the proposed buildings and the outlook towards all aspects of the site will ensure that the shared laneway and the communal open spaces have high levels of natural surveillance from residential units. Outlooks from the upper level apartments of W4 and some south-facing units at the end of W4 will provide a degree of natural surveillance to Morrin Reserve, while the broader residential development is considered likely to activate that space more fully. The proposed development will largely improve the natural surveillance level of the current site and contribute to the overall quality and safety of the residential environment as well as the adjacent public realm.

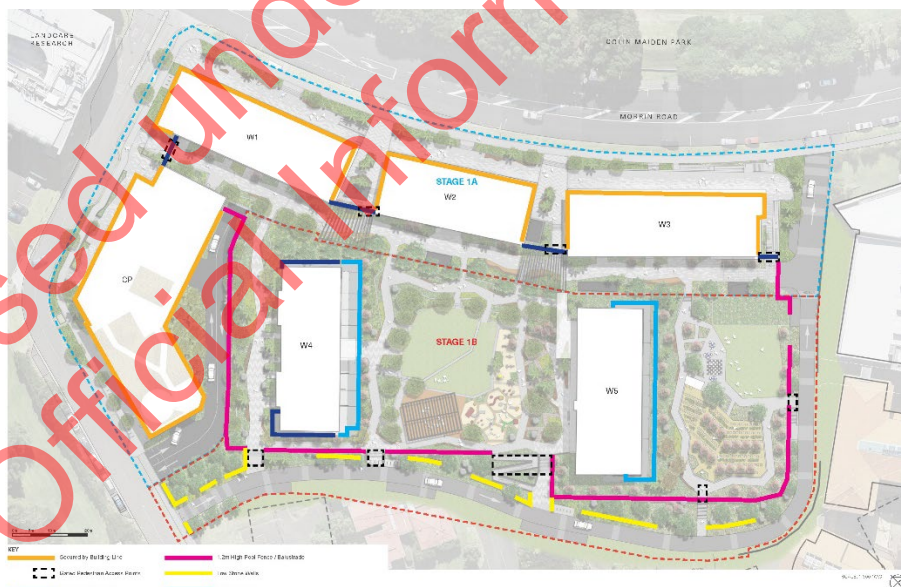


Figure 12 - Fencing Plan

The pedestrian access from public roads and realms to Stage 1B are fully gated to ensure that the communal spaces on the podium level are used by residents from Stage 1B which further contributes to a greater sense of safety for this large scale residential development.

In addition, the lighting strategy is fully considered throughout Stage 1B to ensure good visibility and a safe environment in the evening. A mix of lighting types are proposed and integrated with the landscape design to enhance the character of the site while providing for proper illumination. (Refer to Lighting Strategy diagram in the Landscape Design Report by Reset Urban Design)

6 SUMMARY COMMENTS RELATIVE TO AUP PROVISIONS

6.1 Alignment with the overarching Objectives and Policies

The proposed Stage 1B presents a high quality residential development within a compact form which maximises the living opportunities with the provision of a range of housing choices. The building layout and design respond to the existing and the planned future developments on the entire Te Tauoma site and also enhance the amenity values of the area. The architecture design of apartment buildings is of a high standard and results in well-modulated façades with softened appearance. The generously-sized communal spaces together with a range of amenity plantings create a park like residential environment which contributes to the residential and visual amenities of the site. As a result, a quality built environment will be achieved through the proposed design approach throughout the site.

It is considered the proposal is consistent with the relevant objectives and policies (outlined in previous Section 3) under Chapter B2 Tāhuhu whakaruruhau ā-taone - Urban growth and form of AUP.

6.2 Comments on Business Mixed Use Zone Objectives, Policies and Standards

Objectives H13.2. (2), (6) & (7); Policies H13.3. (18)

Comments: The Stage 1B development forms a seamless part of the larger Te Tauoma development which aligns well with the approved masterplan as well as the consented Stage 1A development in relation to site layout, vehicle and pedestrian access and landscape approach. The proposal provides for residential intensities that are appropriate given the site's location in close proximity to key open spaces (Colin Maiden Park), town centre (Glen Innes) and public transport (Glen Innes train station). The proposed Stage 1B is a good fit for the site context and the wider area and will not compromise the role and amenity of the adjacent town centre. It is therefore considered that the proposal is consistent with the objectives and policies listed above.

Objectives H13.2. (9); Policies H13.3. (3), (4) & (5)

Comments: The proposal has been designed comprehensively to deliver an integrated residential development having particular regard to the quality communal spaces, improved landscape and outlooks. Vehicle access is carefully organised on the periphery of Stage 1B through a shared laneway which minimises the effects of vehicle traffic whilst creating a safe and slow environment for pedestrians. Adequate access points with ramps are provided from the shared laneway to the podium level with access further to each apartment building. The architectural design of the buildings is of high quality and results in well-articulated building facades by the use of glass curtain wall, vertical elements, feature structures,

various balcony forms, floating roof cornice, and a mix of materials. Overall, the proposal provides a high level of residential amenity within the site and has minimal adverse effects on the amenity of neighbouring sites due to the non-residential uses in the immediate neighbourhood. It is therefore considered that the proposal aligns well with the objectives and policies listed above.

Policies H13.3. (2), H13.3. (13)

Comments: The proposal provides for 191 apartment units with a range of typologies including 55 studio units, 116 2-bedroom apartments, 19 3-bedroom apartments and two 4-bedroom units (one penthouse for each building). The layouts of the end units (2 or 3-bedroom units) of both apartment buildings are specifically designed to provide for opportunities to turn study rooms into additional bedrooms on an as-needed basis. The proposed apartment towers are designed within a compact form with greater height which results in smaller building footprints and spacious outdoor communal spaces. Considering the broader Te Tauoma context, the greater building height would not compromise the amenities of the neighbours as the adjacent land uses are either industrial or open space. The proposed residential intensity presents an efficient use of land and supports a compact urban form that is logical for the specific site context and will contribute to the diversity of the area. It is considered that the proposal aligns with the policies listed above.

Standards H13.6.1. Building height H13.6.4. Maximum tower dimension

Comments: The proposal is designed in a way that seeks to mitigate the adverse effects of the building height, including the following:

- Being part of the comprehensively planned Te Tauoma development and framed by other stages of residential developments, the potential adverse effects of Stage 1B are internalised and have minimal impacts on the non-residential sites in the surrounding area.
- The building facades are highly modulated and use a mix of quality materials that present an attractive appearance.
- The top sections of both apartment buildings are set back from the frontages and feature full height windows, contrasting material and floating cornice lines which assist with managing any visual effects raised from the height infringement.

As stated above, the comprehensive design approach effectively assists in mitigating the negative effects of building height and results in a high amenity residential development. It is considered the proposal respects the purpose of the building height standard.

In terms of tower dimension (Refer to Roof Plans provided by PB&A), both residential towers align with the maximum tower dimension standard of Business Mixed Use Zone in the AUP. Substantial separation is provided between buildings to ensure good levels of sunlight access and outlooks. The buildings would not result in significant visual dominance effects on adjacent public roads and open spaces. It is considered that the proposal aligns with *Standard H13.6.4.*

6.3 Comments on Tāmaki Precinct Objectives, Policies and Standards

Objectives I332.2. (4)

Comments: Stage 1B is designed as a seamless part of the larger Te Tauoma and is a good fit for the site and the surrounding context. The amenity values of adjacent streets and public open spaces are maintained and enhanced by the comprehensive design approach. The proposal will become a positive addition to the planned future environment. It is considered that the proposal is consistent with *Objectives I332.2. (4)*.

Objectives I332.2. (6)

Comments: Stage 1B development is located outside of the Mount Wellington Volcanic Viewshaft and would not impact the visual links between the site and Mount Wellington. Views from the proposal towards Mount Wellington are enabled as the buildings are generally oriented north-east to south-west. It is considered that the proposal is consistent with *Objectives I332.2. (6)*.

Objectives I332.2. (7)

Comments: Stage 1B development has been designed as part of the integrated residential development on the entire Te Tauoma site. The proposal provides alignment with the AUDP endorsed masterplan in respect of building layout, road networks, pedestrian links and landscape treatment. The proposed shared laneway provides a clear and legible layout and will contribute to the efficiency of the road network. It is considered that the proposal is consistent with *Objectives I332.2. (7)*.

Policies I332.3. (6)

Comments: The proposed Stage 1B development seeks to maximise the site's potential for residential intensification due to its strategic location and the absence of sensitive adjoining land uses. Residential towers of greater heights are proposed to achieve a compact urban form whilst incorporating generous and well designed open spaces to support the residential amenity of the site. It is considered that the proposal aligns with *Policies I332.3. (6)*.

Standards I332.6.1 Maximum Building Height

Comments: Both of the proposed buildings (W4 & W5) infringe the building height standard (24m) of Tāmaki Precinct. A commentary against this provision has already been provided in Section 6.2 of this report in relation to building height standard of Business Mixed Use Zone.

Overall, the proposed development makes efficient use of land by way of being comprehensively designed and well laid out within a compact residential form. The proposal has been thoughtfully considered in respect of architectural design, landscape approach and relationship with the existing and future developments. It is considered the proposal is generally consistent with the Objectives and Policies of Tāmaki Precinct as outlined in Section 3 and results in quality urban design outcomes that broadly respects the purpose of Tāmaki Precinct.

7 CONCLUSION

The proposal for the Stage 1B Te Tauoma has undergone rigorous design development including a series of workshops with Auckland Urban Design Panel and Mana Whenua.

The proposal will essentially complete the Stage 1 development in an integrated manner and present positive urban design outcomes for the residential character and visual amenity of the larger Te Tauoma development as well as the wider neighbourhood. These include:

- The proposal responds to the existing built environment, being absence of sensitive neighbours and well positioned for access to public transport, education and employment areas, and recreation assets.
- Stage 1B seamlessly integrates with the approved Stage 1A development and provides for efficient use of land and a range of living options which positively contribute to the planned future environment.
- The building form of Stage 1B development enables the physical representation of Te Tauoma.
- The approach to having two residential towers with minimal building footprints in combination with the provision of large communal areas will help create a high-quality residential environment with a range of amenity spaces and housing choices.
- The façade treatments to both residential buildings have been carefully considered and effectively break up the building mass. The proposal will result in a high-quality architectural design that is visually interesting and well-proportioned.
- The generously sized open spaces positively contribute to the amenity values and attractiveness of Stage 1B development. An appropriate balance is achieved between ensuring adequate landscape amenity and providing for recreational spaces. Functional areas are clearly defined by using elevated planters, terraces and varied surface materials. Accessways to open spaces are legible and well integrated with the amenity spaces.
- The proposed boundary treatment has given careful considerations to the varied edge conditions with particular regards to the clear delineation between public spaces and residential domain, quality landscape and good levels of accessibility and legibility.
- The Stage 1B development is fully accessible from the adjoining development and the circulation network. Pedestrian access and routes are appropriately provided with regards to visibility, efficiency and amenity.
- The design approach to building layout and façade and landscape treatments is appropriate in managing the outlook and privacy issues in Stage 1B.

In conclusion, it is considered that the overall layout, architectural and landscape design are well considered. The proposal presents a quality residential development and is a good fit within the site and wider context and. Therefore, the proposal can be supported from an urban design perspective.



Garth Falconer

Reset Urban Design Ltd

Appendix 1: Auckland Urban Design Panel Minutes

Released under the provision of
the Official Information Act 1982

AUCKLAND URBAN DESIGN PANEL

RECOMMENDATIONS



Project:	Tamaki Park City Stage 1B – Design Panel Review 7
Location:	261 Morrin Road, St John's
Date:	3 March 2020
Time:	1.30pm to 5.00pm
Members:	Shannon Joe (Chair), Alan Titchener, Bridget Gilbert, Graeme Scott
Project Team:	Frank Xu, Frank Ji, Harrison Shao, James Paxton, Garth Falconer, Ross Cooper, Paul Brown, Bill Rattenbury, Nick Gillespie, Jack Hu, Lucy Tukua
Project Lead RC:	Bernie Warmington
Urban Designer:	Sheerin Samsudeen
Landscape Architect:	Peter Kensington
Design Panels Lead:	Michael Nettleship

- ☐ Support for the following reasons
- ☐ Support subject to some changes (stated below)
- ☒ Support subject to fundamental changes (stated below)
- ☐ Cannot support for the following reasons (stated below)

Introduction

The Panel thanks the applicant for their presentation and for the quality of the material provided. The Panel would provide the following comments:

Mana Whenua

- The Panel notes the endorsement from Mana Whenua on the proposed bulk and height in terms of its relationship with Maungarei and its surrounding natural context.
- The Panel supports the process of engagement undertaken to date and in particular the relationship that has been developed between the applicant and Mana Whenua.
- The naming of the development Te Tauoma, and the engagement of a cultural curator are positive steps, and the further involvement of Mana Whenua in the design process is supported by the panel.

Building Footprint and Location

- The Panel supports the applicant's typologies to Blocks W4 and W5 and their proposed locations, in particular increasing the distance between the two blocks and optimising northern aspects of the open spaces.

Façade Treatment

- The Panel appreciates the applicant's acknowledgement that the proposed facades to Blocks W4 and W5 have a relationship to the adjacent Blocks W1, W2 and W3. However, the Panel notes Blocks W1, W2 and W3 have a façade articulation that connects well with Colin Maiden Park and the streetscape.
- The Panel would remind the applicant that the Panel's previous endorsement of the proposed heights to W4 and W5 were contingent on high quality architecture in terms of façade strategy including materiality, modulation and articulation.
- The Panel is concerned that the façade treatments to W4 and W5 bear too similar a resemblance to the horizontal emphasis and materiality of Blocks W1, W2 and W3.
- The Panel encourages the applicant to explore:
 - A more vertically emphasised articulation overall;
 - The breaking down of mass along the long elevations to both south and north;
 - Materiality, colour and texture.
- The Panel is concerned that Blocks W4 and W5 may be perceived as a singular mass. The Panel suggest that refinements to the façade treatment should provide distinction between blocks W4 and W5 to avoid this outcome.
- The Panel supports the proposed strategy of a differentiated base treatment to Blocks W4 and W5 and their relationship to the open space as depicted in the render on Page 52 of the panel presentation. The Panel notes that further design development is required to the base's articulation, materiality and modulation.

Pedestrian Access

- The panel recommends that a more generous and legible stair access be provided from the shared laneway to the courtyard to the north of W5.

Vehicle Access and Carparking

- The Panel strongly supports the carparking being contained within a landscaped podium that presents a maximum of 3 metre elevational height to the lane.

Open Space and Landscape

- The Panel supports the use of large tree planting (in particular transplanting the existing pōhutukawa specimens) within the podium open space areas and along the shared lane to promote a human scale within the context of the large towers.
- The Panel remains sceptical about the viability of large-scale trees in raised planters and the implications in terms of the basement structure.

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- The Panel remains of the view that it would be beneficial to explore the use of plant wells, at least in some locations, within the basement to allow for large scale tree planting.
- The Panel recommends that the ground floor residential units to Blocks W4 and W5 facing the courtyard spaces should include a more generous private outdoor space. The Panel recommends a depth of 7-8 metres.
- The Panel commends the applicant in principle for its proposed community gardens. However, the Panel is sceptical on the size put forward to serve a residential development of this size.

Conclusion

The Panel would strongly recommend the applicant returns to the panel with a revised proposal addressing the matters raised above, particularly in relation to the tower design and façade treatment of W4 and W5.

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AUCKLAND URBAN DESIGN PANEL

RECOMMENDATIONS



Project:	Tamaki Park City Stage 1B Second Panel - Design Panel Review 8
Location:	261 Morrin Road, St John's
Date:	5 May 2020
Time:	1.30pm to 4.30pm
Members:	Shannon Joe (Chair), Bridget Gilbert, Graeme Scott
Project Team:	Frank Xu, Frank Ji, Harrison Shao, James Paxton, Ross Cooper, Paul Brown, Bill Rattenbury, Jack Hu, Lucy Tukua, Hayden Solomon
Project Lead RC:	Daniel Kinnoch and Bernie Warmington
Urban Designer:	Sheerin Samsudeen
Landscape Architect:	Peter Kensington
Design Panels Lead:	Michael Nettleship

- ☐ Support for the following reasons
- ☐ Support subject to some changes (stated below)
- ✓ Support subject to fundamental changes (stated below)
- ☐ Cannot support for the following reasons (stated below)

Introduction

The Panel thanks the applicant for their presentation and their efforts in responding to the Panel's concerns from the previous Panel recommendations.

The Panel would like to remind the applicant that the Panel's past endorsement of the proposed heights to W4 and W5 were contingent on high quality architecture in terms of façade strategy including materiality, modulation and articulation. For this reason, the Panel's comments are perhaps more prescriptive than usual.

The Panel provides the following comments:

Mana Whenua

- The Panel is supportive of the Applicant consulting and engaging with Mana Whenua in developing a cultural narrative for the building design.

Façade Treatment

- The Panel is concerned that a graphic / cosmetic approach applied to Blocks W4 and W5 façades to achieve a 'vertical' emphasis bears no functional purpose for the building. The Panel encourages the Applicant to further develop this feature to serve a practical function such as solar control and privacy screening for the balconies.

- The Panel remain concerned that the southern facades of blocks W4 and W5 have not yet achieved a level of design quality that can be supported by the Panel. The design uniformity of the façade paneling and the similarities of blocks W4 and W5 mean they can be perceived as a singular mass. Further design development is required to the façade's articulation, detailing (e.g. sculpture / texture the punched precast panels, variation in window sizes / scale), materiality, texture and its relationship with other facades.
- The Panel is not convinced that W4 and W5's façade features will be visually legible from mid-range and distant views. The Panel request dimensions of façade elements, details on materiality and finish and accurate visual simulations of Blocks W4 and W5 to demonstrate the legibility of the façade from numerous viewpoints and at varying times of the day.
- The Panel also notes that the façade features need to also consider close up views and that a finer grain treatment of elements of different sizes, between the larger elements, may assist in this.
- The Panel encourages the Applicant to use the visual simulations to 'test' the effectiveness of the materiality, modulation and articulation of the buildings in delivering a high quality architectural outcome.
- The Panel supports the continuity of the 'flying cornice' façade feature in blocks W1, W2 and W3 into towers W4 and W5. The Panel is however concerned that the dominant use of white coloured precast panels to towers W4 and W5 visually resemble buildings W1, W2 and W3. The Panel recommends further exploration of alternative durable materials and finishes be introduced (such as terracotta and porcelain tiles, brick, powder coated aluminum sheeting). The appearance of these materials and finishes would present a soft / warm palette that aesthetically resonates with the more natural landscaped podium beneath the towers (and nearby Colin Maiden Park) – potentially complementing the Applicant's concept for the project of buildings in a park.
- The Panel notes that some aspects of the treatment to the lower floors of blocks W4 and W5 show promise in terms of their articulation and variety of scale. However, the Panel remain of the view that further design development is required in relation to façade articulation, materiality, texture, tone and modulation. The Panel recommends a finer-grain treatment and warm colour palette be included and for this approach to be consistent throughout all lower-floor facades for each building.
- The Panel notes there are opportunities where the tower façade treatment could continue through to the lower floors as a way of anchoring the tower design and provide variation to help support the legibility of the tower's façade features.
- The Panel strongly discourages the Applicant using painted concrete panels as an attempt to achieve the above concerns.

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Pedestrian Access

- The Panel remain of the view that the stair access from the laneway to W5 courtyard needs to be re-orientated to be more prominent and the staircase width increased.

Open Space and Landscape

- The Panel request details of how the external private courtyards of the residential units at podium level provide a degree of privacy. The Panel encourages the Applicant to explore the potential for elevational separation to assist with the delineation of private and communal spaces.
- The Panel notes that the Applicant confirmed that the renders provided did not accurately depict the proposed landscape design as illustrated in their plans.
- The Panel considers that the large scale tree planting proposed throughout the development is critical to the fundamental 'towers in the park' design strategy. The Panel notes that the Applicant has commenced discussions with the structural engineers with respect to building design considerations to enable podium planting of this scale. However, the Panel continue to raise questions on the viability and survival of these large scale trees. For these reasons, the Panel encourages the Applicant to continue discussions with their engineers, including verifying the financial viability of such plantings as it is expected that this aspect of the landscape treatment will have a significant influence on construction costs. The Panel also encourages the Applicant to consult with an arborist and wind expert in developing their strategy for establishing and maintaining large scale trees on the podium.
- The Panel request a series of cross sections to illustrate the relationship with the ground and first two floors of the residential towers with the communal open spaces. The Panel is concerned that exposing 1m high planters en masse may create a relatively inhospitable landscape environment and mitigation may be required such as seating, terraced planting and the like.

Wind Assessment

- The Panel has queried whether there will be wind concerns created from the tall residential towers and large open spaces. The Panel recommend a wind study be done to test these potential concerns.

Conclusion

The Panel recommends the applicant return to the Panel with a revised proposal addressing the matters raised above, with particular focus on the tower design and façade treatment of W4 and W5.

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AUCKLAND URBAN DESIGN PANEL

RECOMMENDATIONS



Project:	Tamaki Park City Stage 1B Third Panel - Design Panel Review 9
Location:	261 Morrin Road, St John's
Date:	25 August 2020
Time:	1.30pm to 5.00pm
Members:	Shannon Joe (Chair), Bridget Gilbert, Graeme Scott, Alan Titchener
Project Team:	Frank Xu, Frank Ji, James Paxton, Ross Cooper, Paul Brown, Bill Rattenbury, Jack Hu, Lucy Tūkua, Garth Falconer
Project Lead RC:	Daniel Kinnoch and Bernie Warmington
Urban Designer:	Sheerin Samsudeen
Landscape Architect:	Peter Kensington

- ☐ Support for the following reasons
- ☐ Support subject to some changes (stated below)
- ☒ Support subject to fundamental changes (stated below)
- ☐ Cannot support for the following reasons (stated below)

Introduction

The Panel thanks the applicant for their presentation and their efforts in responding to the Panel's concerns from the previous Panel recommendations. The quality of the presentation, especially the 3D model, was helpful and gave the Panel a more thorough understanding of the proposal.

The design development of, in particular, W4 encourages the Panel to conclude that the process, if somewhat protracted, is worthwhile. The Panel thanks the applicant team for their willingness to engage constructively.

The Panel provides the following comments:

Mana Whenua

The Panel supports the further strengthening of the partnership between the Applicant and Mana Whenua with particular reference to:

- a coalition between Chinese and Māori cultures
- development of branding and marketing initiatives
- opportunities for naming; and
- the establishment and involvement of a cultural design team, and further assistance with Mana Whenua capacity building

Long Range Views

- The Panel had previously requested but did not receive an updated set of Visual Simulations from distant viewpoints (from the same viewpoints to those previously presented) incorporating the updated elevations. The Panel could only base their assumptions on the visualisations provided and views shown live from the 3D Enscape model. The Panel are unable to properly assess whether the differing façade treatments between the taller buildings are effective in avoiding the perception of a single mass when viewed from a distance.

Architecture

- The Panel would remind the applicant that the Panel's previous endorsement of the proposed heights to W4 and W5 are contingent on high quality architecture in terms of façade strategy including materiality, modulation and articulation.

Block W4

- The Panel endorses the combination of the proposed architectural treatment of the facades of W4 and the vertical gardens to the northern façade as depicted in the 3D visuals. The Panel notes the inclusion of the vertical gardens is critical and the Panel endorsement is contingent to including and maintaining these vertical gardens / vegetation throughout the whole life span of the building.
- The white inverted-L-shaped open framing elements on the northern elevation, separated by the dark-bronze balcony stack and becoming floating cornices at roof level, is a very successful architectural strategy. In conjunction with the projecting white blade elements and planters breaking up the mass of balconies, the design has a balanced dynamism and elegance.
- Similarly, on the southern side, the same white framing elements enclose a more textured and warm coloured solid cladding, providing scale-relief from the large numbers of small windows inherent in the apartment building typology.
- The darker treatment of balconies, with their dark aluminum panel soffits, gives the building a solidity and sophistication when compared to the all-white treatments common on this building type.
- The finer-grained treatment of the lower levels of the building is also successful in breaking down the scale of the mass at the all-important interface with the courtyard.

Block W5

- The Panel notes that block W5 will be the tallest tower on the site and its strong prominence will remain even with the remaining part of the site being built out.
- The Panel is not convinced that the façades features to block W5 have mitigated the overall bulk / squatness of the building seen from mid-range and distant views and that it demonstrates high quality architecture in terms of façade strategy including materiality, modulation and articulation. The Panel make the following comments and recommendations:
 - Introduce warmer and textured materials similarly to W4 into W5. The panel appreciates the applicant's intent to differentiate blocks W5 and W4, however the Panel is not convinced the 'urban starkness' of the W5 design is the appropriate aesthetic when considering the local character and context. In exploring appropriate aesthetic options, the Panel suggests a Tuakana - Teina (Older Brother - Younger Brother) relationship between Blocks W5 and W4 might be worth considering, particularly with respect to materiality, character and context. The assistance of the newly established Cultural Design Team might well be helpful in this regard
 - The southern façade when viewed from a distance has the perception of a single mass due to the scale of the white coloured façade features and their close proximity to one another and the highly repetitive small punched windows. The Panel recommends that the façade articulation be 'less busy' and this could include using warmer / textured materials, introducing the appearance of more solid planes and the location, scale of the small punched windows and its surrounds.
 - The potential to include intermediate scale to the storey elements similar to the approach on the northern façade of W4, where 3 to 4 storey high elements have been introduced. This would provide a finer grain of detail and reduce the visual dominance of a taller building when viewed from the podium courtyard.
 - The Panel is concerned with the high usage of aluminium to the building facades and would recommend introducing variety of material(s) with texture and finish.
- Similarly, to the above statement made for block W4, the Panel supports the inclusion of the vertical gardens / vegetation to W5's northern façade and this is contingent on the Panel's endorsement.
- The Panel is not convinced the façade design to the Western elevation is appropriate facing Colin Maiden Park. A sense of openness and engagement with the park would suggest less small punched windows and a higher portion of floor to floor glass as proposed to the corner of the building. The Panel recommends that the floor to floor glazed corner treatment be extended to $\frac{3}{4}$ of the western façade.
- The Panel encourages the applicant to consider the increased use of dark colours (rather than white) for the lower levels of W5 that relate directly to the podium courtyard (acknowledging that this is likely to have ramifications for the flanking elevations). This would reinforce the successful relationship between greenery and dark elevation materials used throughout the mid

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and higher levels of the building and serve to integrate the tower into its intended parkland setting.

Apartments to Podium Courtyard Interface

- The Panel supports the level differentiation between the W5 'ground floor' apartments and the podium courtyard. The change in level will promote a sense of privacy within private balconies whilst maintaining a sense of connection to the broader courtyard and promoting passive surveillance.
- The Panel considers that the landscape treatment between the W4 'ground floor' apartments and podium courtyard is less successful in this regard, noting that the proposed planted mound strategy is not a landscape treatment that forms part of the broader courtyard treatment (which is characterized by stepped planters). The applicant is encouraged to explore a landscape solution that better integrates with the overall landscape strategy.

Pedestrian Access

- The Panel supports the addition of an access point along the eastern side of the Podium courtyard to the north of W5. The Panel is satisfied that the addition of this access means that the arrangement of the access along the north side of the W5 podium courtyard is acceptable.

Open Space and Landscape

- The Panel is generally supportive of the podium courtyard design development as articulated in the model. In particular the use of stepped planters with integrated seating is supported to avoid a 'sea of 1.2m high concrete planters'. The applicant is encouraged to further explore the use of varyingly scaled planters (both horizontally and vertically) to add spatial interest and containment and to provide for varying soil depth requirements in response to planting typologies. Planter materiality will also be critical to the quality of the courtyard spaces and suggests a potential to reinforce the connection between buildings and outdoor spaces.
- The Panel remains concerned that no detail has been provided with respect to the structural engineering/cost and arboricultural viability of the proposed podium planting strategy given the importance of the landscape context to the realisation of the Towers in the Park development vision.
- The Panel is concerned that the use of smaller scale trees within the podium courtyards (e.g. titoki) may not deliver a parkland planting character that is 'in scale' with the proposed towers.

Conclusion

The Panel looks forward to a further review of the design in response to the raised concerns above.

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AUCKLAND URBAN DESIGN PANEL

RECOMMENDATIONS



Project: Tamaki Park City Stage 1B Express Panel - Design Panel Review 10
Location: 261 Morrin Road, St John's
Date: 23 September 2020
Time: 2.00pm to 4.00pm
Members: Shannon Joe (Chair), Graeme Scott
Project Team: Paul Brown, Ross Cooper
Urban Designer: Sheerin Samsudeen

- ☐ Support for the following reasons
- ☐ Support subject to some changes (stated below)
- ✓ Support subject to fundamental changes (stated below)
- ☐ Cannot support for the following reasons (stated below)

Introduction

The Panel thanks the applicant for their presentation and again willingness to engage constructively.

High quality architecture is paramount in a proposed building of this height and prominence. The Express Panel has focussed on the architecture of building W5 only and provides the following comments and recommendations:

- **The Panel endorse the following:**

- The inclusion of solar control fins as part of the glazing façade system as an intermediate scale to the storey elements within the protruding white boxes
- The vertical greening within the balcony spaces and black planter boxes across the northern façade and at base / podium of the building for occupant privacy and inclusion of vegetation to the building facade

- **West Elevation:**

The Panel remain concerned that the western elevation when viewed from afar continues to appear squat and a more elegant façade strategy is required. The Panel recommends the following:

- The NW corner glazing be widened another 25% to better reflect an openness to Colin Maiden Park
- Define better three distinctive 'vertical bars'. This could include increasing the height of the white middle form to the roof of the penthouse / building and introduce closely spaced white fins over the windows to create more visual solidity to reduce the visual impact of the high number of windows
- A setback / spacing between the NW corner windows and the middle white vertical bar

- **South East Corner Balconies:**

The Panel recommends:

- The board finish concrete with a warm coloured oxide proposed on the southern façade be applied to the balcony spandrels in order to soften the urban starkness of the building appearance
- The finish of the balcony soffits to be a warmer tone material such as the concrete board finish with oxide or timber soffit cladding
- The colour of the walls and structure directly behind the balconies to be altered from white to black so as not to compete with the other façade elements

- **Podium / Base:**

- The Panel recommends that the board finish concrete with a warm coloured oxide be applied to the white coloured elements at the podium / base of the building

- **South Elevation:**

- The Panel remain in the view that the articulation of the southern façade has not resolved the Panel's previous concerns. The Panel recommends the applicant explore providing more depth to the façade and importantly reduce the visual impact of the high number of repetitive windows
- The Panel recommends the applicant explore alterations to the apartment planning to include more depth to 1 or more of the feature white boxes and including closely spaced vertical fins over the windows to have an appearance of more solidity so to differentiate and provide relief from the high number of repetitive windows

Conclusion

The Panel looks forward to a further review of the design in response to the concerns raised above.

To the extent permissible by law, the Council expressly disclaims any liability to the applicant (under any theory of law including negligence) in relation to any pre-application process. The applicant also recognises that any information it provides to the Council may be required to be disclosed under the Local Government Official Information and Meetings Act 1987 (unless there is a good reason to withhold the information under that Act). However, the Council is able to withhold information for certain reasons including to prevent unreasonable prejudice to someone's commercial position. All resource consent applications become public information once lodged with council.

AUCKLAND URBAN DESIGN PANEL

RECOMMENDATIONS



Project: Tamaki Park City Stage 1B Express Panel - Design Panel Review 11
Location: 261 Morrin Road, St John's
Date: 03 November 2020
Time: 1.30pm to 3.30pm
Members: Shannon Joe (Chair), Graeme Scott, Alan Titchener (input from Bridget Gilbert)
Project Team: Paul Brown, Garth Falconer, Frank Xu, Bill Rattenbury,
Urban Designer: Sheerin Samsudeen
Landscape Architect: Peter Kensington

- ☐ Support for the following reasons
- ☒ Support subject to some changes (stated below)
- ☐ Support subject to fundamental changes (stated below)
- ☐ Cannot support for the following reasons (stated below)

Introduction:

- The Panel thank the applicant for their presentation. The Panel have focussed on building W5 only and provide the following comments and recommendations. The Panel endorse the overall design as illustrated in the provided drawing package dated 3 November 2020 and as described in PB&A Architects UDP 9 Design Response dated 2 November 2020. The Panel note the materials, textures and colour selection are fundamental to the success of the scheme. The Panel also notes the overall project vision to express the city in the park concept through a high-quality approach in the landscape and building design and implementation.

West Elevation:

- The Panel endorse the proposed western elevation Option A. The Panel recommend the white louvres remain but include a break / gap at floor level to introduce a secondary detail.

North Elevation

- The Panel endorse Option A with the darker treatment to the podium, with the discretion to include a singular more solid white element at the podium. The Panel recommend the white coloured prefinished ACM cornice (roof top parapet) should be deleted or replaced by a more recessive colour such as dark grey or black.
- North East Balconies:
The Panel endorse the proposed exposed aggregate precast material to the corner balconies which the applicant has confirmed will feature a warm earthy tone oxide.

East Elevation

- The Panel endorse the proposed east elevation Option A.

South Elevation

- The Panel endorse Option A with the deletion of the white louvres within the framed feature panels and replacement with the brise soleil curtain wall, as proposed on the south east corner of the building.

Roof Top Plant

- The Panel note the applicant has confirmed there will be no roof top plant other than lift overruns and that singular plant equipment will be visually screened from view and acoustically contained.

Photomontages

- The Panel note that accurate visual simulations will be required for the resource consent application from representative viewpoint locations agreed with Auckland Council and illustrated on a map.

Conclusion

- The Panel again thanks the applicant for their dedication and perseverance in this process and, given the Panel generally supports this stage of the project, a further Panel review is not expected subject to the resolution of the above items to the satisfaction of the Reporting Urban Designer.

To the extent permissible by law, the Council expressly disclaims any liability to the applicant (under any theory of law including negligence) in relation to any pre-application process. The applicant also recognises that any information it provides to the Council may be required to be disclosed under the Local Government Official Information and Meetings Act 1987 (unless there is a good reason to withhold the information under that Act). However, the Council is able to withhold information for certain reasons including to prevent unreasonable prejudice to someone's commercial position. All resource consent applications become public information once lodged with council.