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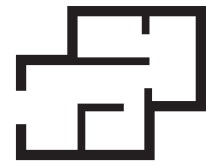
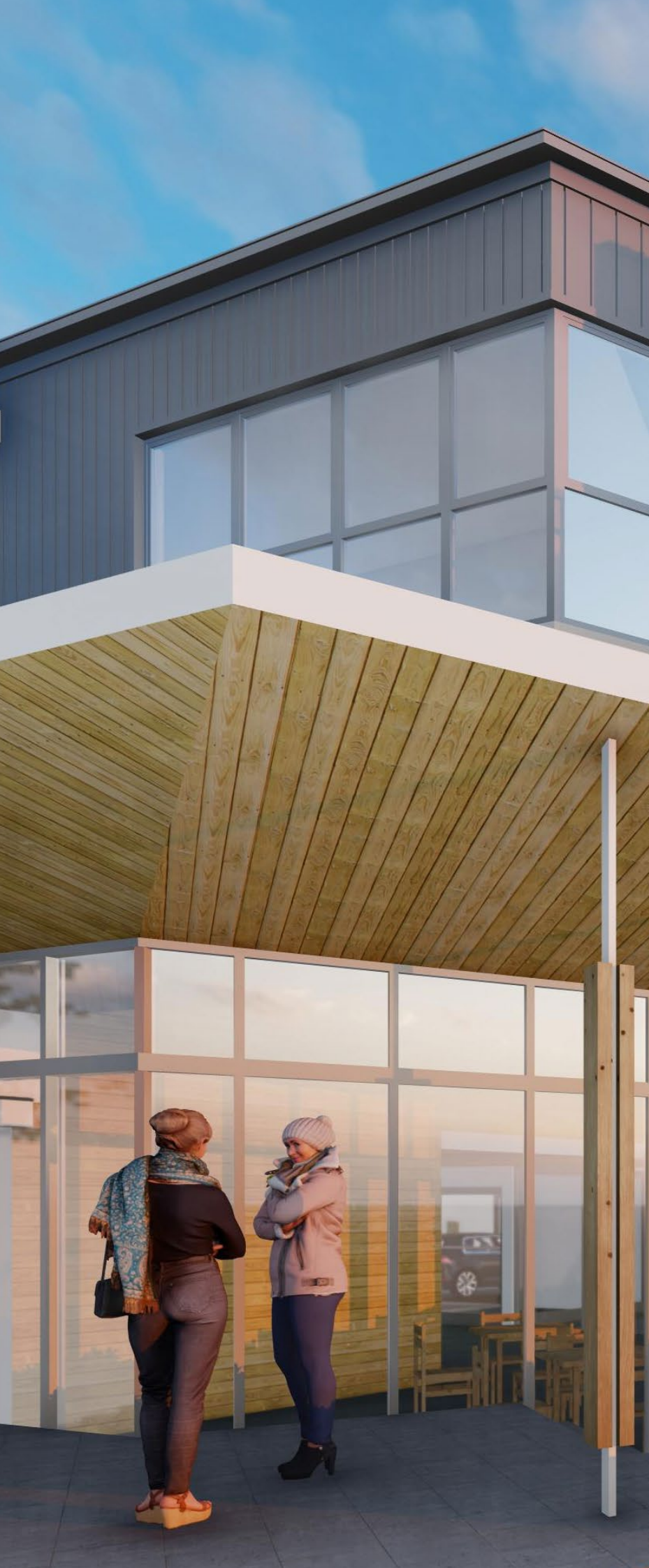


URBAN DESIGN ASSESSMENT

ROPATA VILLAGE, 758 AND 760 HIGH STREET, BOULCOTT

PREPARED FOR PALMER AND COOK DEVELOPMENTS

MARCH 25TH 2022



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P L A N N I N G L T D

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EXECUTIVE SUMMARY

REVIEW AGAINST THE HUTT CITY COUNCIL MULTI-UNIT RESIDENTIAL DESIGN GUIDE

Ropata Village, 758 and 760 High Street, Boulcott

INTRODUCTION

The application site is a large 4030m² rectangular area at 758 and 760 High Street, Boulcott, refer to [figure 1](#). The existing site at 758 High Street is a retirement village with approximately 20 Units, and the site at 760 High Street is a standard residential dwelling. It is proposed that the entirety of the site will be a retirement village intensified over three stories, with a total of 48 units.

This will be a comprehensive residential development that includes 15 one-bedroom units, 29 two-bedroom units, and four three-bedroom units. A range of facilities will also be provided for the residents which include a café, pool, gym, activity room lounge, motor scooter parking area, lobby and a large, shared, central outdoor area with a retained pond and vegetation area, complemented by an additional lawn, seating, and decking area.

The main driver for the site is to create a safe and communal village, that promotes social connectedness and inclusion, without urban barriers that isolate residents from their village neighbourhoods or the broader community. The development style includes linkages that enable an integrated network of social spaces working within the context of the site, while also connecting to the wider neighbourhood via the street facing café for residents and their visitors. This helps to foster social capital through the sharing of urban spaces and access to recreation spaces. The connectedness of the development also helps to facilitate an integration of lifestyle and care choices to give residents various options for social contact within spaces that are activated and safe.

Both the architectural form of the dwellings, and the surrounding landscape, have been designed to focus on the health and well-being of the residents, allowing residents the ability to live independent lives, while receiving the increasing level of care required as they age. All internal apartments have been designed to allow useability by wheelchair users and the mobility impaired. The design of the dwelling facilitates an integration of lifestyle and care choices in order that residents can have various options for social contact within spaces that are activated and safe, while still having their own private internal spaces to retreat to.

The outdoor areas have been designed to provide community focused areas that are conducive to socializing and relaxation, with seating areas designed to facilitate social interactions through providing a meeting place and the opportunity for interaction, thereby cultivating engagement, and giving an enhanced sense of belonging to the residents. Sensory stimulation and mental stimulation were also important drivers within the design.

The health benefits of spending time outdoors for older people living in retirement villages have been widely reported, and going outdoors has been associated with improved mood, increased wellbeing and quality of life, better sleep, decreased agitation and disruptive behaviors, and reduced use of medications used to treat changed behaviors. (*Berg, Winsall, Dyer, Breen, Gresham and Crotty, 2019; Bossen, 2010; Calkins, Szmerekovsky, & Biddle, 2007; Chaudhury, Cooke, Cowie, & Razaghi, 2018; Clark, Mapes, Burt, & Preston, 2013; Connell, Sanford, & Lewis, 2007; Gonzalez & Kirkevold, 2014; Whear et al., 2014; White et al., 2018*) For this reason, the development is focused around a centralised green space area, with interactive elements such as a pond and open grass area. This is complimented by a perimeter walkway that encourages residents to explore the grounds and increase their mobility, and a community garden where they can smell the flowers and utilise fresh herbs and fruit within their cooking.

Multiple entrance ways are provided to access these spaces, and all areas are made accessible using wide 1.5m walkways to allow for motor scooters. Handrails, and ramps instead of stairs are provided where needed to adjust to the change in level from the street, which will provide additional assistance for the mobility and vision impaired. Dedicated parking areas for motor scooters are provided adjacent the two lobby areas to encourage ease of mobility for the residents.

A vehicle accessway is proposed from the street that leads to a shared central off-street carpark with a total of 14 carparks. There are two staff parks, two visitor parks, one shared EV rideshare park, one accessible park, and eight resident parks. . The carparking is located in a centralised area adjacent a shared community open area to allow for a large space in the centre of the development that the eastern and southern blocks can overlook. The integration of the two areas provides a constantly moving and changing environment that can provide positive mental stimulation to residents, while also providing passive surveillance to the site to increase safety.

Green walls adjacent the dwelling are used to bring the outdoors in, as they will be visible from the upper-level balconies. These balconies will also have sufficient space for residents to include small pot plants of their own if desired. Ground-level residents have their own personal built-in planters, that are built to a height and width that allow them to be accessible by wheelchair users.



Figure 1: View of the application site at 758 and 760 High Street and pohutukawa tree to retain



Figure 2: View of the proposed development from the street

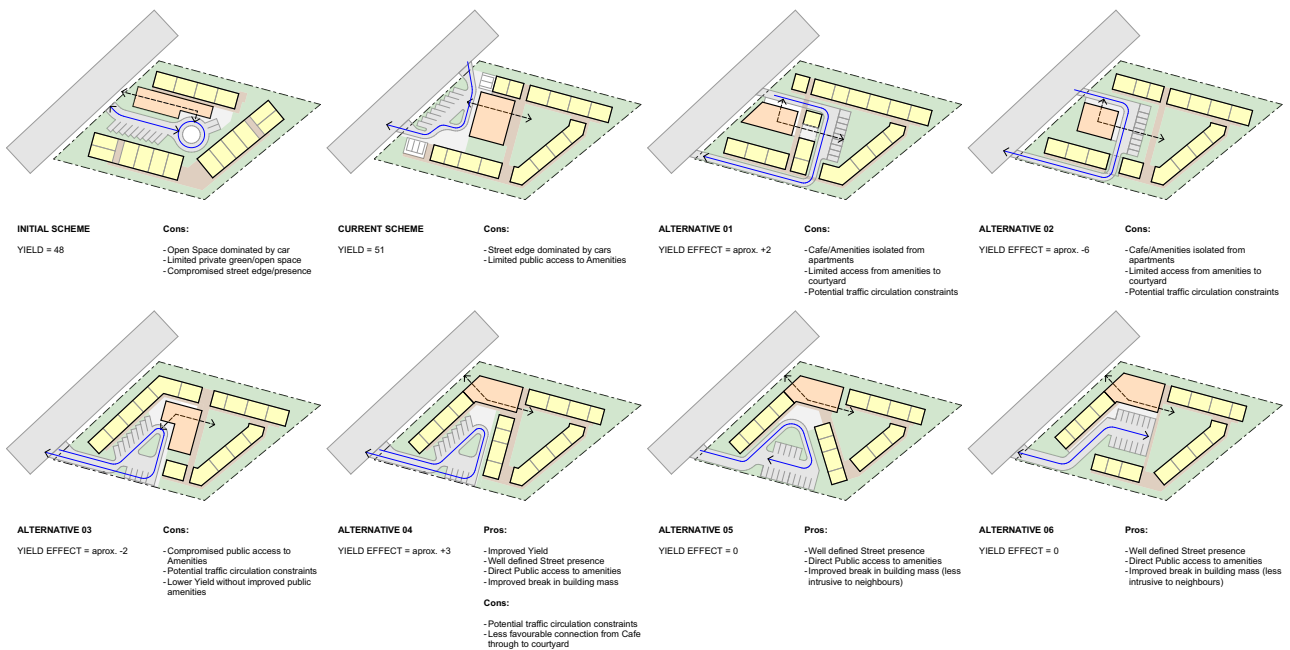


Figure 3: Design and layout options

1.0 Design Principles - All Activity Areas

Consolidate activities addressing the street

Developments should seek to consolidate activities, creating a strong built edge to the streetscape while allowing flexibility for various activities in suburban commercial areas. Residential development should address the street.

Consolidate activities addressing the street

The development focuses on creating a relationship with the street, with a café on the corner that is oriented to face the street, even though it is not accessible to the general public. This café assists in connecting the retirement village residents with the wider community and provides an in-between zone where they can share a meal with their visitors without having to leave the site, refer to [figure 33](#). Outdoor seating by way of a bench is provided on the raised platform adjacent the street to provide an outdoor seating area by the street for residents to have their coffee, creating an activated street frontage.

There are four ground level residential units that directly address the street, refer to [figure 2](#). Due to the existing lower ground levels along the frontage of the site, these units step down from the adjacent footpath. This will result in outdoor areas that have limited privacy. To ensure a degree of privacy is offered to residents while still addressing the street, the front boundary will include a low 1.4m high semi-permeable fence, with a low hedge positioned behind to provide additional privacy and softening to the street.

Direct access to the street is available from these areas via connected footpaths and stairs with a handrail. The main entrance for these units however is from the internal walkway to the rear which is at grade and more suitable for residents that have mobility issues. As it will be made clear through signage and general building layout that this development is designed to be used for retirement living, it is considered acceptable to locate main entries away from the streetfront.

Passive surveillance to the street will be provided from these ground-level outdoor areas, the upper-level balconies of the four units on the first floor, and the five units on the second floor. These outdoor areas and balconies are intentionally positioned to face the street to provide passive surveillance to the street, a mentally stimulating view for residents, and to capitalise on the northwesterly sun.

The development form creates a strong built edge to the street, with a façade articulated by balconies and timber detailing. A series of green walls are also provided on the façade addressing the street to visually break up the bulk and dominance of the continuous façade. The green walls will consist of native tecomanthe climbers that will be grown up a mesh frame attached to the façade.

Several design and layout options were investigated during the exploration phase, and discussed with Council. These alternate layouts provided options with differing building positions, yields, open space areas and access to amenities.

The final layout successfully creates a large open central area that:

- reduces internal shading;
- creates a communal atmosphere focused around the shared space;
- allows dwellings to have an inward focus towards the open area; and
- screens the parking from the street;

In general, the proposed development:

- activates the street with a well-defined street presence;
- provides direct access to amenities;
- improves circulation around the site; and
- provides a positive and interactive outlook for residents that is focused both internally, and to the street.

Alternative layout options that were explored, with pros and cons seen in [figure 3](#).

1.0 Design Principles - All Activity Areas

Respond to the environment

Designs should recognise the importance of maximising natural surveillance over public and communal spaces within a development. This is an important concept to meet CPTED principles. Each dwelling should include a private outdoor living area which has a high level of accessibility, is private, and receives adequate sunlight. The amenity (privacy, sunlight or outlook) of an adjoining residential property should be acknowledged where a development exceeds permitted development standards and controls.

Respond to the environment

Each unit has a small private outdoor living area that is orientated for sun and outlook, and can be directly accessed via the main internal living area. All outdoor living areas are either located at ground-level on low decking, or on raised balconies for the upper-levels.

Due to the central focused layout of the development and shape of the site, in most instances, the main internal living areas and outdoor areas are focused towards the centre of the site or the street. The exception is the block of units positioned on the northern boundary of the site with outdoor areas facing out from the site and oriented to the north to capitalise on sun.

Good passive surveillance is provided to both the street, the carpark and accessway, and the shared communal spaces via the balconies, ground level outdoor living areas, and internal glass corridors within the buildings. The site will also have additional passive surveillance provided by staff on site which will be checking in on residents, looking after the gardens and running the facilities.

CPTED principles are addressed to ensure that the development is a safe place for the residents to reside. Indicative lighting is shown throughout the site, all specimen trees are clear-stemmed to 2m to ensure adequate visibility for both pedestrians and vehicles, and all proposed shrub planting is kept low in height (under 2m) to ensure good visibility within the site, refer to the landscape set in [Appendix D](#) for more information.

The proposal will comply with the maximum 60% site coverage, with a total building coverage of 47%. There will be an additional 29% hard landscaping which impacts permeability, however this has been mitigated in the stormwater and landscape design, with rain gardens and large areas of planting that assist with softening the hardscape areas and built form, and reducing the impacts of stormwater run-off.

The proposed buildings are three-stories high and do not comply with the 8m building height limit or with recession planes on private external boundaries. All roof heights are kept low to reduce any additional bulk and shading from the increased height.



Figure 4: Proposed development plan

1.0 Design Principles - All Activity Areas

Create a sense of place

Developments should create a strong sense of place through the design of safe, memorable environments and buildings in order to provide places to meet, play and relax. Incorporating landmarks and unique spaces into the design will increase the legibility (understanding) of the development for its users and the ownership within the community. Each unit /dwelling should be clearly definable with each development having a degree of uniqueness with modulation, variety and cohesion incorporated into designs.

Create a sense of place

The development is considered to be of a size and scale where it significantly contributes to the streetscape and the surrounding neighbourhood. The development has been designed to have architectural cohesion, with a common design theme throughout the development that connects and works in with the wider neighbourhood.

The design focuses on creating a safe, enjoyable and memorable environment for both residents and visitors to the development, with a variety of internal and external places provided to meet, play and relax, with a street facing café that activates the street and invites visitors into the village.

The retirement village is designed in a continuous block of three-storey apartments that follow the perimeter of the site and will contrast to the more traditional architectural aesthetic that exists along the street. Given the solid form of the development, several design tools have been utilised to break up the visual massing of the building, including mesh wall panels with climbers growing up them to form green walls, an articulated edge to the façade by way of balconies and building modulations, and the use of a mixture of contrasting cladding materials.

The large existing and established pohutukawa tree adjacent the streetscape is to be retained, refer to [figure 1](#), which will significantly assist with integrating the new development into the neighbourhood, softening the new building when viewed from the street, and retaining some of the existing character of the streetscape. The development is also designed around the retention of several other large trees to assist with this integration when viewed from within the site and from adjacent properties.

All ground level dwellings have a sense of individuality, with customizable planting within the raised planters within each private open space, and the opportunity for customization within internal areas and private balconies.



Figure 5: Angled view of the development from the south

1.0 Design Principles - All Activity Areas

Integrate with the street and neighbourhood

Developments should contribute to the character of a streetscape and provide good walkability to the neighbourhood. Encourage developments which relate to the street. Designs should seek to maximise connections using walkways, shared spaces and barrier free access.

Integrate with the street and neighbourhood

The application site is located in close proximity to the main Hutt Central shopping precinct (2.5km) which includes a variety of amenities including, restaurants, and a supermarket. While this may not be in walking distance for older residents, there are bus stops located within a short 120m walk of the property that go straight to the shopping centre. The buses also go via the Hutt Hospital, pharmacy, and health care centre, which are located 900m from the site, which is important for residents that need additional medical care. The site is also in close proximity to the Epuni train station which goes into Wellington City (1.2km). Refer to the Neighbourhood Context Map in *figure 7* for details on the surrounding area.

The existing usage of the site is for a retirement village that is encountering significant demand, as such, continuing to utilise the site for a retirement village is considered an appropriate and efficient use of the site.

The design maximises connections to the street, with direct access for residents and visitors provided via the café and via the southern entrance adjacent the pohutukawa tree. Direct access is also provided for residents residing in Units 1-4 via their outdoor areas.

The other ground-level dwellings in the development have outdoor areas that either face towards the internal shared communal area and carpark, or the northern boundary.

The landscaping plan includes the retention of as many existing trees as possible, and additional planting and specimen trees to help with integrating the development into the neighbourhood.



Figure 6: Neighbouring Properties Map - 50m² outdoor areas of neighbouring properties shown in blue

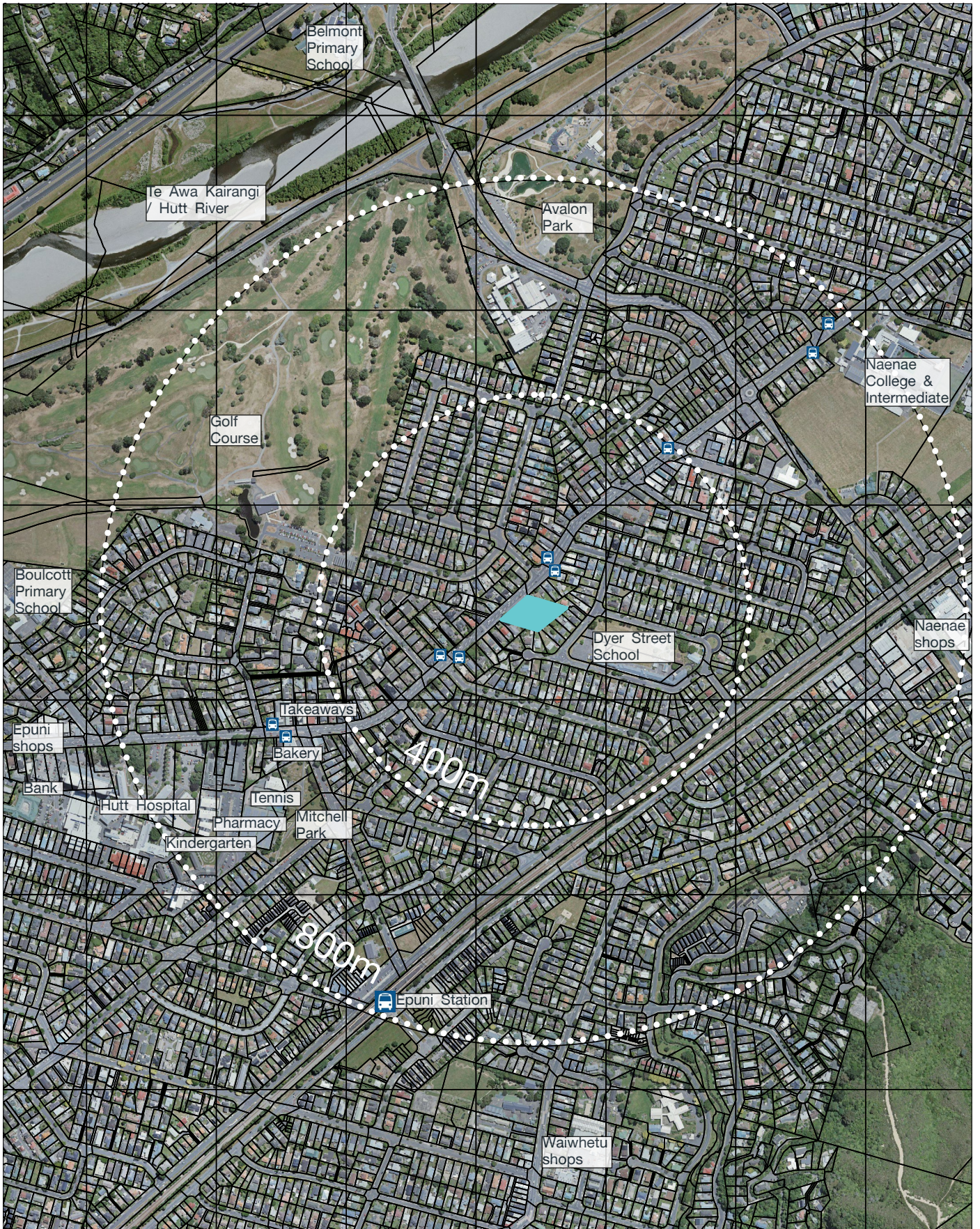


Figure 7: Neighbourhood Context Map

1.0 Design Principles - All Activity Areas

Provide diversity and interest

Developments should seek to encourage diversity in building stock, unit type (number of bedrooms) and character, providing for a wide range of the community (budget and family type) which will encourage growth and greater community interaction

Provide diversity and interest

These units provide a low maintenance, easy-care, well-designed apartment option for elderly residents, including open plan living, private outdoor living courts or balconies, with an accessible layout suitable for those with limited mobility.

There are five different typologies to provide a diverse range of options for both the existing residents in the village and the new residents looking to move in. Typology A two bedroom (rectangular) refer to *figure 8*, Typology B one bedroom (rectangular) refer to *figure 9*, Typology C one bedroom (corner) refer to *figure 10*, Typology D (three bedroom (corner) refer to *figure 11*, and Typology E three bedroom (corner with additional balcony) refer to *figure 12*.

This development includes 15 one-bedroom units, 29 two-bedroom units, and four three-bedroom units. This range allows for a versatile mix of options for residents with differing situations and needs.

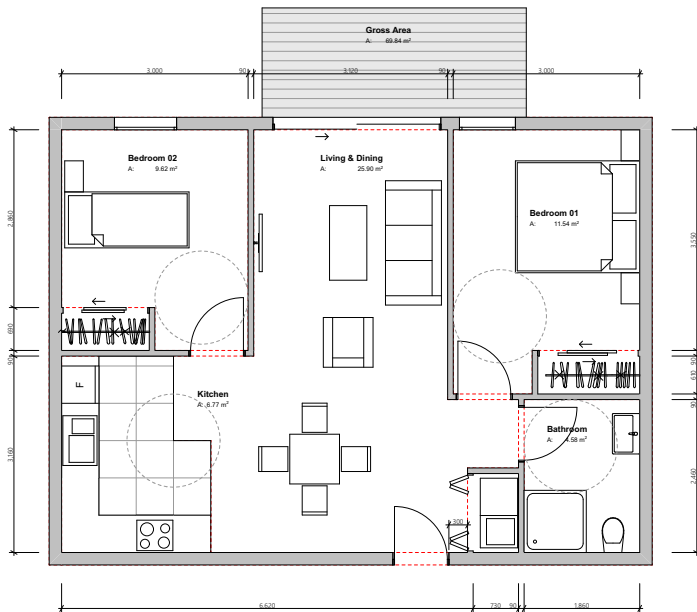


Figure 8: Typology A two bedroom (rectangular)

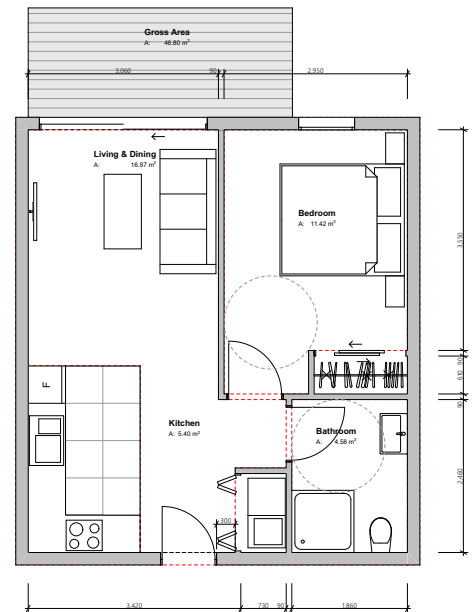


Figure 9: Typology B one bedroom (rectangular)

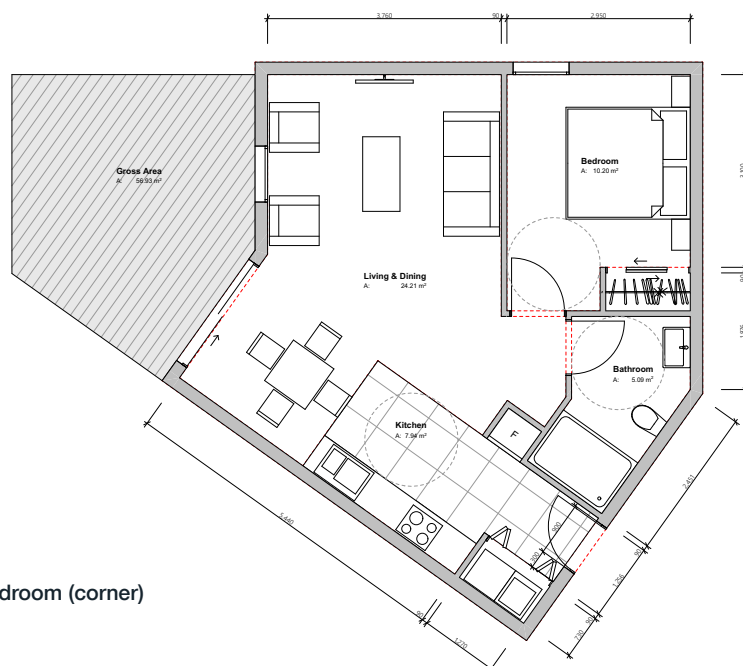


Figure 10: Typology C one bedroom (corner)

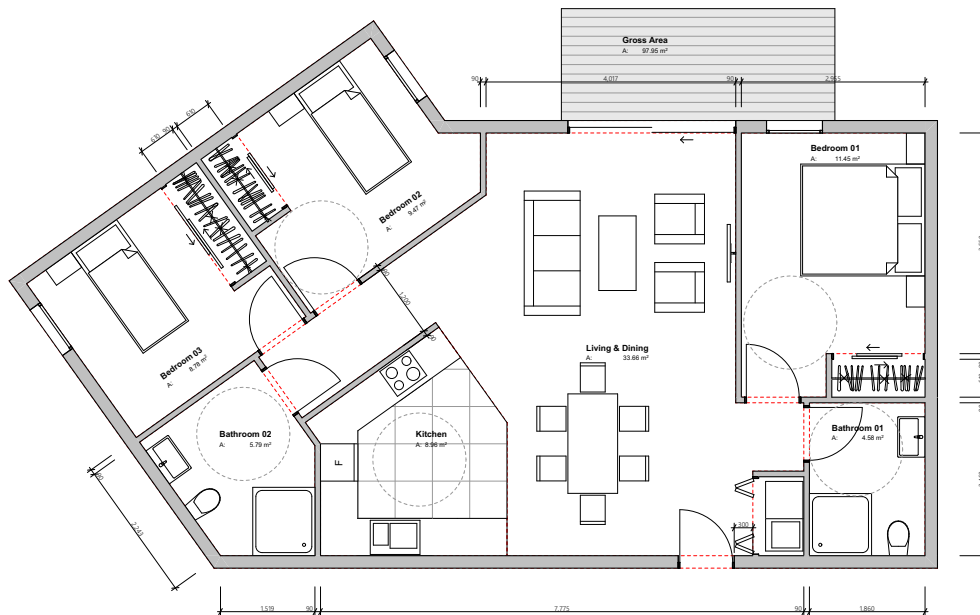


Figure 11: Typology D (three bedroom (corner))

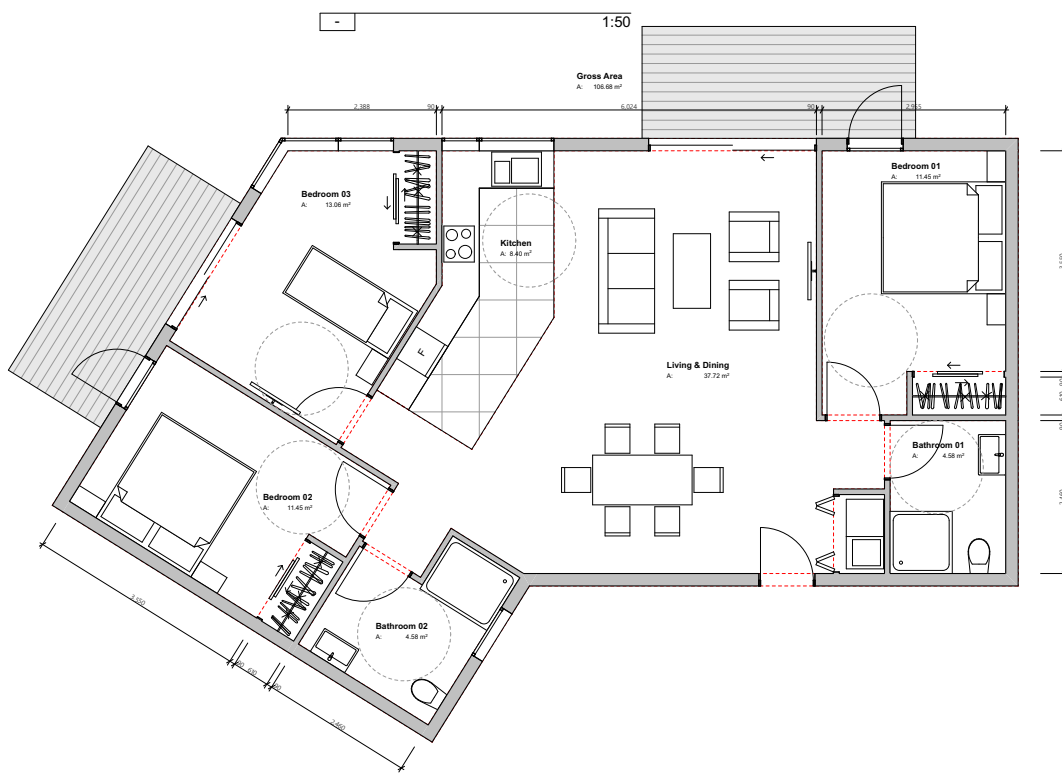


Figure 12: Typology E three bedroom (corner with additional balcony)

2.0 Design Principles - Comprehensive Residential Development

A) Comprehensive Residential Development Encourage good quality multi unit developments while protecting neighbouring amenity

Comprehensive Residential Development is a medium density type of development that allows for the more intensive development of sites over 1,400m², with flexible development internal to the overall site and protection of neighbours beyond the overall site.

Orientation and relationship with the street

For front units that are north facing, the outdoor living space should front the street. Parking is then provided at the rear or in a communal area.

Developments should be oriented towards and have good visibility to the street, incorporating features such as pedestrian entrances, windows and architectural features including balconies, gables and finer detailing on the front façade.

Open frontages from residential properties onto the street and reserves allow unobstructed sight lines and a greater sense of security for both homeowners and pedestrians. Surveillance or the placing of legitimate 'eyes on the street', increases the perceived risk to potential offenders and helps to create safer neighbourhoods.

Buildings should be orientated to the street and should have internal layouts and outdoor living spaces positioned to maximise the amount of sunlight they receive and provide good visual contact between residents and the streets.

Orientation and relationship with the street

The units are oriented to capitalise on sun and interaction with communal areas, with outdoor areas that are facing towards adjacent boundaries limited where possible.

Units 1-4 on the ground floor, 15-18 on the first floor, and 32-36 on the second floor, have outdoor areas that face west to address the street. The ground floor apartments have outdoor areas that are slightly recessed into the street due to the existing topography, with low semi-permeable 1.4m fences on top of a small, recessed retaining wall. There will be a low planter placed adjacent the retaining wall with a low growing hedge species to provide additional privacy to residents and greening to the street. These obscured views allow glimpses both to the street and into the development to provide safety to both residents and pedestrians using the street, while maintaining a certain level of privacy, refer to [figure 13](#). Units 15-18 and 32-36 have balconies that also overlook the street, providing visual connections to the street. The front entrances to these units are located at grade internally via the main glass corridor. Direct access is provided to the outdoor areas of the ground level, street facing units via a path and small gate to the side which will provide a positive connection to, and relationship with, the street. By having the main entrances to the rear, it provides options for residents and visitors who are mobility impaired to still utilise these units and the outdoor areas, without having to navigate the stairs to the street.

Vehicle access points are minimised along the street front and are decreased from three existing driveways to one, which will improve the streetfront and pedestrian safety within the site.

All parking is located within the site and mostly screened from the street. The development has a main centralized carpark that is tucked in behind Units 1-4 and is not visible from the street, with rear units oriented around this space to provide clear visibility from units. This is beneficial for residents as a majority of them can see the carpark which adjoins the communal area to create a larger open space, and provides active points of interest for them to observe from their outdoor areas, while providing passive surveillance that keeps the residents safe. There are an additional three carparks located to the side of Unit 14, which will be partially visible from the street, although they will be mostly screened by the existing pohutukawa, and are softened by vegetation adjacent both the driveway and the carpark.

A clear, unobstructed, at grade footpath within the development, provides external pedestrian pathways to link various buildings and navigate safety through the site. A change of surfacing is provided between the driveway and the footpath, with banding used to slow vehicles moving through the site and encourage them to give-way to pedestrians, for details refer to the landscape plans in [Appendix D](#).

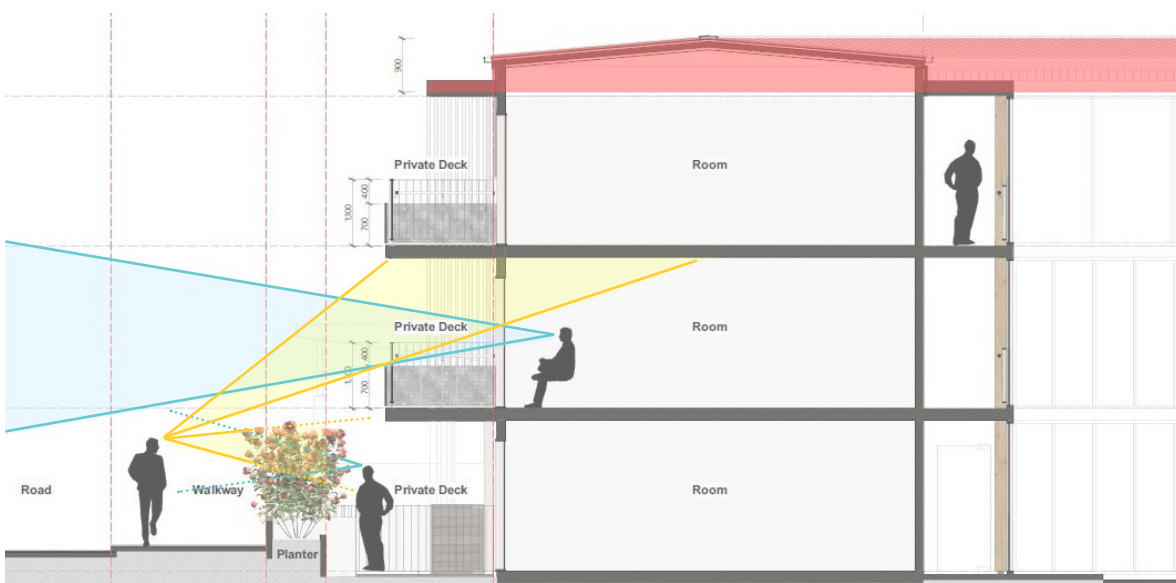


Figure 13: Streetscape privacy and passive surveillance

3.0 Key Design Elements

3.1 Building height

Reduce shading and privacy impacts on adjoining sites.

- Shading may be reduced by setbacks or modulation of the top storey;
- Adding roof details like gables, dormer windows, balconies or parapets create visual interest and can make roof space useable without a great increase in height or effects on privacy or shading.
- Mitigate effects on amenity of the adjoining residential areas, the streetscape and adjoining public space by modulating the building frontage
- Reduce privacy effects on adjoining properties by using high windows or placing any accessways between the building and neighbours to increase the physical distance between buildings.
- If on a corner site, additional height may be looked upon favourably if it emphasizes the corner and creates a landmark / focal point.
- Accessways can provide a buffer to adjoining properties.

Building height

The proposed building exceeds the maximum height plane by approximately 960mm. This breach allows for the construction of a three-storey building within the site to appropriately increase the capacity of the retirement village, refer to [figure 14](#) for 3D tent portraying noncompliance.

It is acknowledged that the continuous building form and increased height has the potential to provide significant bulk and dominance effects to the adjacent properties. As such, these impacts have been mitigated and/or reduced in the following ways:

- Modulation in the building form has been provided by way of balconies and a stepped back upper level to the north which creates visual interest in the form of the building and reduces the overall impact of shading.
- Green walls vertically dissect the visual form and provide vertical greening that softens the appearance of the building from both adjacent properties and the street.
- The retention of significant existing trees, and a number of proposed new trees, provide visual interest and assist with visually breaking up the form of the dwelling when viewed externally.
- A combination of different contrasting cladding materials including a light-coloured rendered wall, a dark-coloured metal cladding, feature coloured infill panels, and a feature timber wall cladding, assist with visually breaking up the form of the building.
- The building is set back approximately 4.5m from the external boundaries, providing a buffer space for vegetation and outdoor areas at ground level, and reducing the impact of undue shading on the adjacent properties.
- The roof form is mono-pitched to reduce the overall height of the building and recession plane breaches at external boundaries, and any additional shading.
- Windows are kept narrow and are worked into the architectural form to reduce overlooking to the adjacent properties.
- Privacy effects on adjoining properties are reduced by placing the internal accessway corridor on the external elevation of buildings facing south and east, with these elevations being located adjacent to the larger number of residential properties. This will reduce overlooking, as the corridors are transient spaces as opposed to outlook areas from balconies that are instead oriented inwards to the center of the site.
- The proposed accessway creates a break within the building form, creating a reduced negative impact in terms of shading and bulk and dominance to the most sensitive boundary to the south.

A continuous three-storey building form is generally discouraged in a residential area, as it results in a dominant building when viewed from the streetscape and neighbouring properties. However, given the intended use of this structure is for a specific activity, with retired residents in mind; a continuous, enclosed structure is incredibly beneficial to residents as it is able to protect them from weather events and encourage them to leave their apartments and directly access all of the facilities. This assists with reducing isolation and loneliness in elderly residents that are otherwise reluctant to leave their rooms.

When taking into consideration the alternate use of this building, and the above mitigations, the development form is considered to be an appropriate use of the site without creating an overly negative impact on the adjacent properties.

3.0 Key Design Elements

3.2 Recession planes and setbacks

Manage building location and building height in relation to boundaries.

- Look at ways to minimize shading effects on neighbouring properties by modulating the built form or setting back buildings from the boundary.
- Minimise effects on amenity of the adjoining residential areas, the streetscape and adjoining public space by varying the built form and avoiding long, linear walls.
- No recession plane to road boundaries provides the opportunity to build higher up to the street edge.

Recession planes and setbacks

It is acknowledged that there are recession plane breaches along the southern and western external boundaries, for recession plane tent diagrams refer to [figures 14-17](#).

The dwelling has been designed to reduce the impacts of shading on the adjacent properties as much as possible. The roof form is mono-pitched to reduce the recession plane breaches and any additional shading that would occur from a higher roof form. The building is set back approximately 4.5m from all of the external boundaries, which provides a buffer space for vegetation and outdoor areas at ground level, and reduces the impact of undue shading on the adjacent properties.

The development utilises the lack of recession plane to road boundaries by building closer to the street edge, allowing the proposed dwelling to sit further forward on site thereby increasing the usable area to the rear of the site.

Please note, that shading effects have been assessed in a high level of detail on individual properties under Section 4.2 of the AEE. As such, the assessment below provides more of an overview of general shading. The shading diagrams that have been provided include hourly increments from 6am to 8pm during the summer and winter solstice, and equinox. This allows for a relatively comprehensive review of the potential shading effects.

Northern (true northeast) Boundary

The recession plane breach along the northern boundary consists of a continuous breach along the top of the eaves and timber detailing of the second floor façade. The breach has a maximum height of 696mm.

The development form on the first and second floors is stepped back to assist in reducing the visual bulk of the form and shading of neighbouring properties.

The adjacent properties that follow the northern boundary are 764 High Street, and 12A Dyer Street. The dwellings on both of these properties are located quite close to the boundary. 764-766 High Street is an attached duplex house to the north. 768 High Street and 10 Dyer Street, do not adjoin the application site but are located in proximity to the development and will have visibility from their rear yards.

In summer (measured Dec 22nd) very minor shading occurs to the adjacent properties, with no additional shading of neighbouring buildings or outdoor living area until 6pm, with the whole sites shaded by 8pm. At 7pm, the proposed development will include shading of northern neighbouring properties that do not adjoin the site. While this is not ideal, it is for a short portion of the day, and also for a short portion of the year. By the equinoxes, the proposed development is more comparable to the existing buildings on the site.

In autumn (measured March 21st) and spring (measured September 23rd), no shading occurs on the adjacent properties to the north until 6pm and is largely comparable to the existing shading created by the existing buildings. By 7pm all sites are shaded.

In winter (measured June 21st), shade does not hit the north until 5pm, and only effects the properties at 764 and 766 High Street. By 6pm all sites are shaded.

In summary, the neighbouring properties to the north, will have additional shading on outdoor living areas and residential buildings. However, this is restricted to short periods of the day and year. As such, shading on these properties is not considered to be unreasonable.

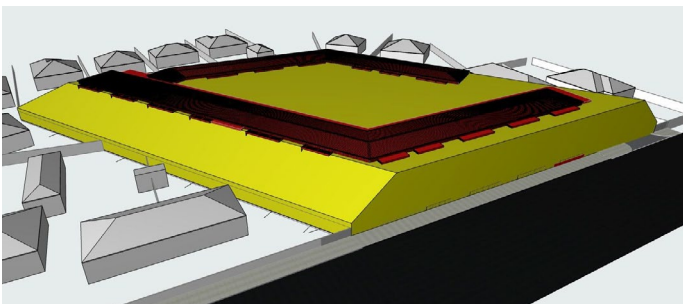


Figure 14: Recession plane tent -northwest

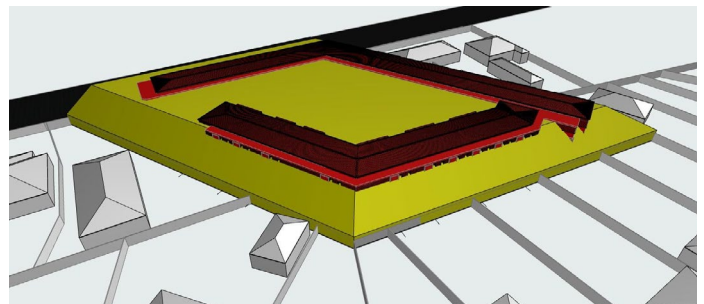


Figure 15: Recession plane tent - southeast

3.0 Key Design Elements

3.2 Recession planes and setbacks continued

Eastern (true southeast) boundary

The recession plane breaches along the eastern façade are the most significant, with a continuous 1172-1218mm breach along the top edge of the building form, and two larger breaches of 3263mm and 3435mm on the corner edges. The larger breaches occur at Units 8, 24 and 41, and the stairwell adjacent the units and the gym and pool area. These corner points are set back approximately 3.5m and 2m respectively.

There are twelve narrow windows that recede into the recession plane breach area that let light through into the corridor. These are not considered a privacy or overlooking concern to the adjacent properties as they are narrow, opaque, and within a transitory area. There are no windows proposed within the corner breaches, with the windows to the bedrooms of units 8, 24, and 41 kept narrow, and to the furthest edge of the façade from the boundary. These will also be screened by evergreen trees to obscure overlooking.

The properties at 12-22 Dyer Street have their rear boundaries adjacent the application site's eastern boundary. Except for 12 Dyer Street, all dwellings have their outdoor living areas located in the rear yard and the dwelling located in the front portion of the site, refer to [figure 6](#) for approximate location of primary 50m² outdoor area locations.

In summer (measured Dec 22nd), very minor shading will hit the rear yards of 14 and 16 Dyer Street from 3pm. This stays relatively small, with all eastern properties experiencing a very small amount of shading along the very back boundary from 5pm to 6pm. By 7pm, a larger portion of shading hits the rear yards of 14 and 16 Dyer Street, although this still avoids the dwellings and primary outdoor living areas adjacent the dwelling. By 8pm, all of the sides are in shade.

In autumn (measured March 21st), shading starts slightly earlier, at 1pm, with a very small amount of shading at the rear boundary of 16 Dyer Street. More noticeable shading of the outdoor areas of eastern neighbours occurs from 4pm onwards. However, shading does not fall on any of the primary outdoor living areas until 5pm and does not fall on any of the houses until 6pm. By 7pm, all sites are in full shade. As such, any additional shading will not impact neighbouring properties amenity areas until later in the evening, and only for a limited period of time.

In spring (measured September 23rd), shading on the adjacent eastern properties starts at approximately 1pm, with a very small degree of shading occurring on the rear boundary of 14 and 16 Dyer Street. More significant shading of the outdoor areas occurs from 4pm onwards, following a similar pattern as in march. By 7pm, all sites are in shade.

In winter (measured June 21st), shading on eastern neighbouring properties begin earlier in the day, with a very small amount of shading along the rear boundary of 18 Dyer Street from 10am. More noticeable shading of rear yards begins at midday, however primary outdoor living areas are not impacted by shading until 3pm. At 4pm, shading will be located on the neighbouring dwellings, and by 5pm all the eastern sites will be in shade, similar to the existing environment. In summary, up to 2 hours of additional shading will be noticeable on outdoor living area (noting that all eastern neighbouring properties, except for 14 Dyer Street, will maintain sun within a 50m² area adjoining the dwelling at this time), and 1 additional hour of shading on the dwellings.

Southern (true southwest) boundary

The southern boundary breach is confined to the top portion of the corridor that provides access to Units 46-48. This breach has a maximum height of 1164mm. Like the eastern façade, there are approximately 20 narrow windows that recede into the recession plane breach area, that let light through into the corridor. These are not considered a privacy or overlooking concern to the adjacent properties as they are narrow, opaque, and within a transitory area.

By positioning the vehicle accessway along the southern edge of the boundary and curving it into the centre of the site, the overall bulk of the building is lessened along the southern edge; reducing the associated shading.

3.0 Key Design Elements

3.2 Recession planes and setbacks continued

The adjacent properties that adjoin this boundary are a duplex - 756a and 756b High Street, 26 and 24 Dyer Street. The duplex adjoins almost two thirds of the shared boundary, and both dwellings have their outdoor living areas between the residential building and shared boundary. The two properties on Dyer Street have houses with a further setback from the shared boundary and a variety of outdoor living areas. 26 Dyer Street also has a garage along half of the rear boundary.

In summer (measured Dec 22nd) no additional shading will fall on the properties to the south.

In autumn (measured March 21st) and spring (measured September 23rd), there will be additional shading on the rear yards of 24 and 26 Dyer Street, 765a and 765b High Street. This will mostly fall on the dwellings and outdoor living areas of the High Street properties from 7am to 9am. By 10am, the amount of shading on all southern properties is largely comparable to the existing environment, with no additional shading from midday.

In winter (measured June 21st), 765a High Street will have additional shading on the dwelling at 9am and 12pm – 2pm, and additional shading on the outdoor living area from 9am to 3pm. 765b High Street will experience additional shading on the dwelling at 9am-11am with additional shading on the primary outdoor living area from 9am to 12pm (with some shading still evident along the rear boundary until 3pm). These two properties have been assessed in great detail on pages 37-38 and 47-48 of the AEE. In summary, the floor plans for both of these dwellings have been reviewed and found that 765a High Street will achieve a minimum of 5 hours of sunlight to their sunroom in midwinter and 765b High Street will maintain a minimum of 4 hours of sunlight in the principal outdoor living area, with most shading occurring at the corners. As such, both dwellings will maintain an acceptable level of sunlight to key amenity areas.

Additional shading on 24 and 26 Dyer Street are largely confined to the rear portion of each yard and not near the house.

It should also be noted that the adjacent properties have large trees along the adjoining property, which will already be causing shading to the properties from the north, making the additional shading less significant to the occupants.

Western (true northwest) boundary

Given that there are no recession planes to road boundaries, the proposed development form provides the opportunity to build closer to the street edge.

Only a small level of additional shading will occur to the properties at 791, 793 and 795 High Street in the early morning, which will reduce to only shading the road by 7am in summer (measured Dec 22nd), by 8am in autumn (measured March 21st) and spring (measured September 23rd), and no additional shading will occur in winter (measured June 21st).

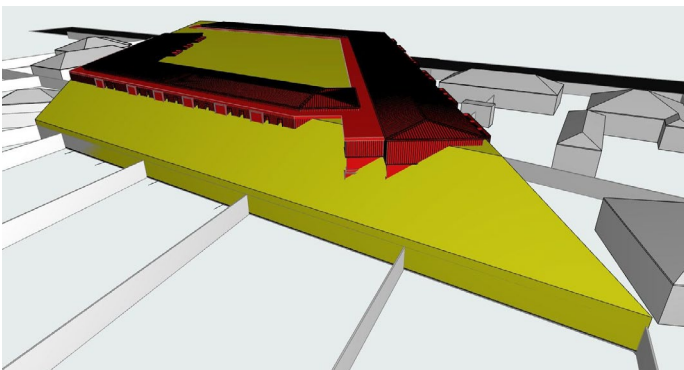


Figure 16: Recession plane tent -northeast

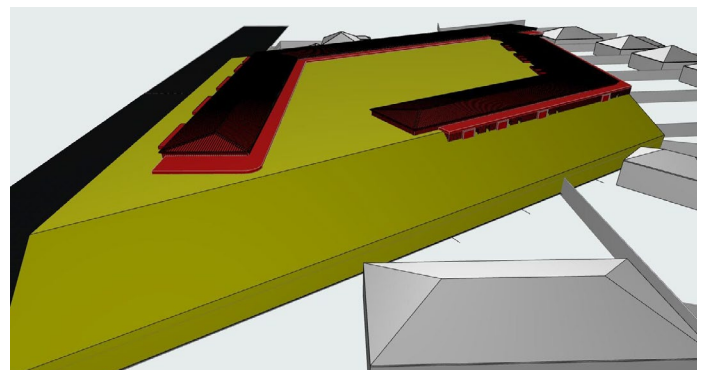


Figure 17: Recession plane tent -southwest

3.0 Key Design Elements

3.3 Indoor and outdoor living spaces

Provide outdoor living spaces that are directly accessible from an indoor living area to which they relate and ideally face north, west or east to receive direct sunlight.

- Direct access is provided from living areas to the north facing outdoor living space.
- If not located on the ground floor, the outdoor living space is provided as a balcony or roof terrace.
- Privacy between units should be maintained with screening. Balconies should be set back to prevent views into adjoining dwellings.
- A mix of hard and soft landscape materials provides variety.
- Tree and landscape planting should be incorporated into the landscape design and set back to prevent views back into adjoining dwellings.
- Open style fencing is provided where a yard opens out onto a reserve or a communal open space.

Indoor and outdoor living spaces

The recommended minimum outdoor living area size within a Comprehensive Residential Development at ground level is 20m², and for a dwelling located entirely above ground floor, the outdoor living space can be a balcony or roof terrace with a recommended minimum area of 10m².

It is acknowledged that the private outdoor areas for this development are small, however this is intentional to suit the future occupants that the development has been designed to cater for. Residents within the village only require a small outdoor seating area with sufficient space for somewhere to sit outside and a raised garden or pot plants that are easy to maintain and look after. These smaller private outdoor areas are complimented by large and varied communal areas for residents to explore and share, without needing to look after them.

All service areas are removed from the private outdoor areas to ensure quality spaces are provided for residents, that are not cluttered with services. Washing lines are replaced with internal dryers, refuse is stored at a shared collection point, and stormwater detention tanks are underground, so the entirety of the outdoor area is dedicated to relaxation.

It is noted that a lot of elderly residents do not directly utilise their private outdoor areas, and are more likely to stay seated within the interior areas and open up the doors to provide an extension of outlook to the to the outside, and provide air circulation within the unit, as opposed to actively utilising and occupying these outdoor areas.

All ground level outdoor areas are at least 20m², with the exception of Units 4 and 5, which are one-bedroom units with outdoor living areas of approximately 16-17m² (which is considered sufficient for a unit of this size, given the activity of the development). All first and second floor units have a small balcony area that is 6.21-15.78m², with an average size of 8m².

Outdoor area sizes, number of bedrooms, and orientation of outdoor areas can be found in the table in [figure 18](#).

Each unit has direct access from the indoor living area to an outdoor living space, with units oriented to receive all-day sun from the north, or afternoon sun from the west.

All ground level units have a clear low-level deck area or a balcony area of at least 2.5 x 3m, and all first and second floor balconies have a clear area of at least 1.5x2m, with sufficient space for outdoor furniture if desired. The ground level decks are surrounded by lush planting in raised planters to soften the boundary treatments and provide visual amenity. Small fruit trees or low hedges are provided within these areas where sufficient space allows to provide an element of vertical greening.

Low, semi-permeable fencing is provided for all ground-level outdoor areas as they open out onto communal open space or the street. This keeps the development open, and allows oversight of residents to ensure their safety.

Balconies are oriented internally to the site or to the street where possible to maximise passive surveillance of the street and the shared spaces within the site and minimise overlooking of adjacent neighbours. The exception to this is the northern block – Units 19-24 on the first floor and Units 36-41 on the second floor. These balconies are small, and most residents will be in a seated position when utilising this space. Residents will be mostly using the balcony areas to open doors while remaining inside for air circulation and ventilation, so the likelihood of overlooking into neighbouring properties is significantly reduced when compared with a typical multi-unit development or apartment complex. The balustrades for these units are mostly solid to reduce direct overlooking, with balustrades that are 1100mm high, with 700mm solid/perforated aluminium panels and 400mm open railing, this encourages residents to look out and over, rather than down towards the adjacent properties and to reduce the perception of overlooking. Refer to [figure 19](#).

Decorative semi-permeable timber screening to the side of each balcony provides privacy between balconies.

Unit #	Dwelling footprint	Primary outdoor living area	Number of bedrooms	Orientation of outdoor areas	Floor level
Unit 01:	69.84m ²	23.56m ²	2	West (street)	Ground floor
Unit 02:	69.84m ²	23.56m ²	2	West (street)	Ground floor
Unit 03:	69.84m ²	23.56m ²	2	West (street)	Ground floor
Unit 04:	46.80m ²	16.91m ²	1	West (street)	Ground floor
Unit 05:	46.80m ²	16.32m ²	1	North	Ground floor
Unit 06:	69.84m ²	24.48m ²	2	North	Ground floor
Unit 07:	69.84m ²	24.48m ²	2	North	Ground floor
Unit 08:	69.84m ²	24.48m ²	2	North	Ground floor
Unit 09:	69.84m ²	24.23m ²	2	West	Ground floor
Unit 10:	69.84m ²	24.48m ²	2	West	Ground floor
Unit 11:	97.95m ²	22.28m ²	3	West	Ground floor
Unit 12:	46.80m ²	22.36m ²	1	North	Ground floor
Unit 13:	46.80m ²	22.72m ²	1	North	Ground floor
Unit 14:	69.84m ²	26.45m ²	2	North	Ground floor
Unit 15:	69.84m ²	8.18m ²	2	West (street)	1 st floor
Unit 16:	69.84m ²	7.92m ²	2	West (street)	1 st floor
Unit 17:	69.84m ²	7.92m ²	2	West (street)	1 st floor
Unit 18:	46.80m ²	8.18m ²	1	West (street)	1 st floor
Unit 19:	46.80m ²	7.82m ²	1	North	1 st floor
Unit 20:	69.84m ²	8.17m ²	2	North	1 st floor
Unit 21:	46.80m ²	7.82m ²	1	North	1 st floor
Unit 22:	69.84m ²	7.91m ²	2	North	1 st floor
Unit 23:	69.84m ²	7.91m ²	2	North	1 st floor
Unit 24:	69.84m ²	7.91m ²	2	North	1 st floor
Unit 25:	56.93m ²	15.78m ²	1	West	1 st floor
Unit 26:	69.84m ²	8.17m ²	2	West	1 st floor
Unit 27:	69.84m ²	7.91m ²	2	West	1 st floor
Unit 28:	97.95m ²	8.17m ²	3	West	1 st floor
Unit 29:	46.80m ²	8.09m ²	1	North	1 st floor
Unit 30:	46.80m ²	7.83m ²	1	North	1 st floor

Figure 18: Outdoor areas table

Unit #	Dwelling footprint	Primary outdoor living area	Number of bedrooms	Orientation of outdoor areas	Floor level
Unit 31:	69.84m ²	7.92m ²	2	North	1 st floor
Unit 32:	69.84m ²	7.92m ²	2	West (street)	2 nd floor
Unit 33:	69.84m ²	8.18m ²	2	West (street)	2 nd floor
Unit 34:	69.84m ²	7.92m ²	2	West (street)	2 nd floor
Unit 35:	46.80m ²	7.92m ²	1	West (street)	2 nd floor
Unit 36:	97.95m ²	7.91m ² with an additional secondary outdoor area to the west that is 7.23m ²	3	North	2 nd floor
Unit 37:	69.84m ²	7.91m ²	2	North	2 nd floor
Unit 38:	46.80m ²	7.91m ²	1	North	2 nd floor
Unit 39:	69.84m ²	7.91m ²	2	North	2 nd floor
Unit 40:	69.84m ²	7.91m ²	2	North	2 nd floor
Unit 41:	69.84m ²	7.91m ²	2	North	2 nd floor
Unit 42:	56.93m ²	6.21m ²	1	West	2 nd floor
Unit 43:	69.84m ²	7.91m ²	2	West	2 nd floor
Unit 44:	69.84m ²	7.91m ²	2	West	2 nd floor
Unit 45:	97.95m ²	7.91m ²	3	West	2 nd floor
Unit 46:	46.80m ²	7.83m ²	1	North	2 nd floor
Unit 47:	46.80m ²	7.83m ²	1	North	2 nd floor
Unit 48:	69.84m ²	7.92m ²	2	North	2 nd floor

Outdoor areas table continued

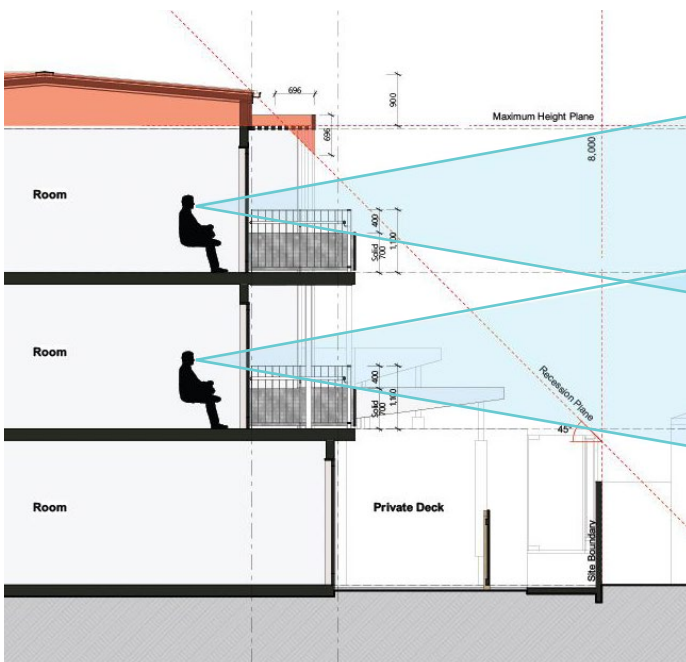


Figure 19: Expected usage and viewcone of north facing balconies



Figure 20: Semi-permeable fencing to outdoor areas

3.0 Key Design Elements

3.4 Open space and boundary treatments

Connect well to open space to provide high levels of amenity.

- Open style fencing should surround a public/communal open space to provide security to residents while maintaining natural surveillance over the space.
- Solid fencing can be appropriate where privacy is required for outdoor living areas and to screen views into dwellings.
- Centrally located communal outdoor space with a high level of natural surveillance from adjoining properties provides excellent amenity.
- Lockable gates improve connectivity, encouraging properties to access the reserve/open space directly.
- A mix of hard and soft landscape materials provides amenity while minimising large areas of hardstand.

Open space and boundary treatments

The development does not open into a reserve or public open space, however the development is designed to have private outdoor areas that integrate with the shared communal areas throughout the site, the walkways, and the street.

1.4-1.6m high semi-permeable fencing is provided for all ground-level outdoor areas, backed by planting, refer to [figure 20](#). The semi-permeability of fencing keeps the development open, and allows oversight of residents by management to ensure their safety. This encourages a safer community neighbourhood, with opportunities for residents to easily talk to their neighbours and overlook the shared spaces.

The fencing adjacent the shared central park area is 1.4m high, to keep the shared space more open and increase natural surveillance in this area. The units that face the north are provided with an increased level of privacy with 1.6m, as they are only facing a circulation path. Passive surveillance is still provided via the semi-permeable nature of the fencing.

3.5 Entrances, carparking and garages

Strong relationships with the street. Reduce the visual dominance of vehicle parking and garaging.

- Front entrance doors located in front of the garage door are easier for pedestrians and visitors to find.
- Decorative paving and saw cuts to break up large expanses of concrete or asphalt and guide pedestrian movements.
- Tree and landscape planting should be provided.
- The use of natural material such as timber and finer grain detailing assist with providing visual interest and reduce monotony.
- Service bins should be screened from sight, either by location or a 1.2m high fence.
- Multiple, wide vehicle crossings in close proximity to each other should be avoided as they reduce the potential for on-street parking or street trees.

Carparking

Reducing vehicle dominance within the development has been a key driver for the design of the development. No allocated private vehicle parking is provided within the development, with a total of 14 carparks that provide for visitors, management, and the few residents that can still drive. The carparking allows for two staff parks, two visitor parks, eight residential parks (for lease, not allocated), one EV rideshare, and one accessible park.

There are currently three vehicle accessways to the site. This number will be reduced to just one entrance for the vehicle access to the shared driveway and central car parking area. This entrance will be approximately 6m wide, which is slightly wider than the original vehicle accessway, but provides sufficient width for vehicles to enter and exit the site safely, and for a rubbish truck to enter and collect waste in the allocated shared refuse collection area adjacent the entrance.

The proposed development contains a centralised parking area that has been condensed as much as possible, and is screened from the street by Units 1-4. This area is directly attached to an open shared communal area that retains the pond and planting within the existing retirement village. The outdoor areas of Units 9-14 on the ground floor, 15-18 on the first floor, and 32-35 on the second floor, face on to this open, centralised carparking and communal area, providing strong passive surveillance of the space from these units. By consolidating the open carparking adjacent the shared communal area, it provides flexibility for the development, with a central area that can transition to additional shared open space and creates a larger open area that increases the sense of openness and natural light within the development.

An additional three carparks are located to the west of Unit 14. These will receive passive surveillance from the internal glass corridors of Units 1-4 and Units 12-14, and the narrow bedroom windows of Units 14, 31 and 48.

To help soften the effect of vehicle dominance within the development, measures have been undertaken such as:

- Landscape strips with low growing plants and clear-stemmed trees are provided between every two-three carparks.
- A landscape strip with low planting along the edge of the entrance way adjacent the southern boundary.
- The retention of the existing pohutukawa tree to the north of the vehicle entrance, and the addition of a vegetated buildout with low growing shrubs beneath the pohutukawa that soften and screen the entrance from the street.

3.0 Key Design Elements

- The hardscape has been visually broken up with a combination of different materials to slow traffic, delineate walkways and crossing points, and create a safe, pedestrian friendly environment. The main surface treatment is brushed concrete instead of asphalt to help the area read as shared space instead of road. The brushed concrete has been visually broken up using contrasting aggregate concrete bands to slow traffic movements. The pedestrian footpaths are flush with the vehicle accessway to assist the space as reading as shared space, and are laid with a contrasting Peter Fell '167®' or Firth 'Sea-breeze' colour oxide within the brushed concrete. Concrete aggregate is used within the parking areas that is delineated using brass tactile studs instead of painted lines.

Entrances

The entry to each unit will be accessed via the internal corridor system, with clear and legible numbering on the front of each door, making the main entry easily identifiable. By locating the entrances internally to the site, the residents are kept safe, and have the ability to transition through the development to activity and meal rooms without being exposed to the elements.

A clearly defined reception area is provided within the development with staff to assist visitors in locating the residents that they are visiting. Wayfinding signage will be located throughout the development at major walkway intersections, and within the lobby, to assist residents and visitors in locating their rooms.

The development is easily accessible for pedestrians from the street via the café that leads straight to the main reception area to the north of the site, or via the pedestrian entrance adjacent the vehicle entrance to the south.

A circulation plan for each floor has been developed for the site which helps to clarify the main, and secondary, entries to each dwelling and provide safe pedestrian and vehicle access through the development, refer to [figures 21-23](#).

Services

All rubbish bins are located in a shared refuse area adjacent the entranceway for ease of collection. This is built into the architectural form, and fully screened from the street. An additional temporary refuse collection point is located adjacent the café kitchen for use by the chefs, this waste can be added to the shared collection point for pick-up or dealt with separately.

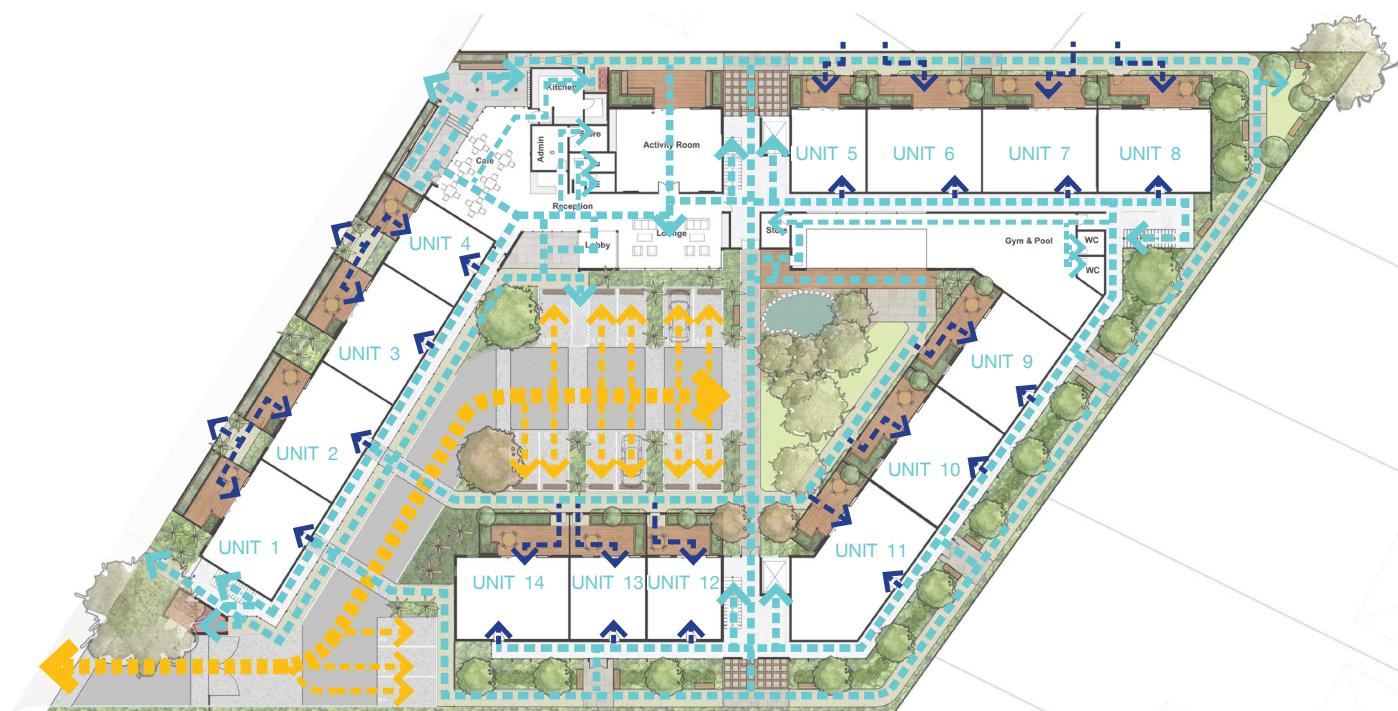


Figure 21: Circulation diagram - ground floor (Vehicular - yellow, pedestrian primary - light blue, pedestrian secondary - dark blue)



Figure 22: Circulation diagram - first floor (Pedestrian primary - light blue, pedestrian secondary - dark blue)



Figure 23: Circulation diagram - second floor (Pedestrian primary - light blue, pedestrian secondary - dark blue)

3.0 Building Design

3.6 On-site stormwater management

Deal with stormwater on site as much as practicable.

- Living roofs to capture rainfall - 80/150kg/m² substrate based green roof.
- Capture of rainfall from hard surfaces into rainwater storage tanks on the roof or on the ground.
- Rain gardens.
- Hanging gardens on the front edge of balconies - runoff from hard surfaces directed into the beds before continuing down to the discharge point.
- Swale (planter) running along the property boundary.
- Permeable pavers for the driveway and carpark area (400m²)(the paver has a flowrate of no less than 30l/s/m²).

On-site stormwater management

The development has been designed to sufficiently deal with stormwater on site. An overland flowpath will travel along the fronts of Units 1-4 from the café towards the existing pohutukawa tree, so the landscape has been designed to allow for this, with spaces provided between the planter boxes to allow for continuous flow during storm events. A kerb and channel are also provided to the eastern and southern edge of the vehicle accessway to assist with waterflow within the site. Drainage is provided within the centralised carparking area, which has the ability to flood during a large storm event without negatively impacting the dwellings or displacing large amounts of water off site.

S3.7 End/side wall treatment

Avoid large blank walls which give the appearance of an unfinished development.

- Windows in the end wall provide natural surveillance over the adjoining space.
- Doors leading out into the side yard allow the space to be a usable outdoor living area .
- A pergola provides visual interest and modulation as well as shade and shelter.
- A material change assists with reducing the visual mass of an end wall.
- The outside space provides additional amenity to residents and adds value to the house.

End/side wall treatment

There are no large, linear blank walls within the development. All walls contain some degree of modulation through windows and varied materials. The walls that contain the most limited levels of articulation and windows are the side walls of Units 14, 31, and 48, and Units 8, 24 and 41. These walls contain three narrow bedroom windows and a combination of a light-coloured render wall and a dark-coloured metal wall cladding to visually break up the façades. The façades are also partially screened using evergreen specimen trees or narrow trees.

The windows on Units 8, 24 and 41 are kept narrow to minimise privacy and overlooking concerns to the neighbouring properties at 12 and 14 Dyer Street, which would be more apparent if larger, or an increased number, of windows were provided.

3.8 Building materials

High quality materials and variation create visual interest and amenity.

Building materials

The proposed building will be of a concrete construction with profiled dark metal roofing.

A combination of different contrasting cladding materials are utilised on the building façades including a light-coloured rendered wall, a dark-coloured metal wall cladding, feature coloured infill panels, a feature timber cladding and mesh green walls have been selected, with a range of colours and textures to provide visual interest and assist with visually breaking up the form of the building.

Clear and opaque glass panels have been used for fenestration, and balustrades are made of a combination of perforated aluminium panels with steel balustrade and handrail. Timber semi-permeable screen detailing is used to provide partial privacy to the balcony areas.

As such, low maintenance cladding materials have been chosen, with a range of textures to provide visual interest.

For materials palette refer to [figures 24-32](#).

3.0 Building Design

3.9 Bike parking, storage and service areas

Bike parking, storage and service areas should be accessible, functional and screened.

Bike parking, storage and service areas

No bike parking has been provided within the retirement village as a majority of residents can no longer ride bikes, there is however allocated space designed for motor scooters under pergolas adjacent the two lobbies. There is however no reason that this area could not also be used for parking bikes if desired.

The outdoor areas are small in size, with minimal planting to maintain, so no outdoor storage areas are provided. There is however sufficient internal storage areas to provide space for any small garden tools if desired.

All rubbish bins within the development are in a shared area that is fully screened and built into the architecture, that is easily accessible at the front entrance for residents, while also being in a suitable collection point for refuse vehicles.

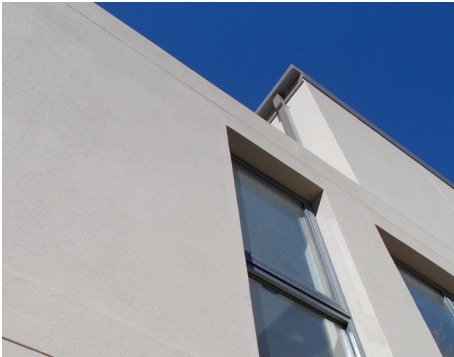


Figure 24: Rendered Wall Finish



Figure 25: Metal Roof and Wall Cladding



Figure 26: Green Screen System

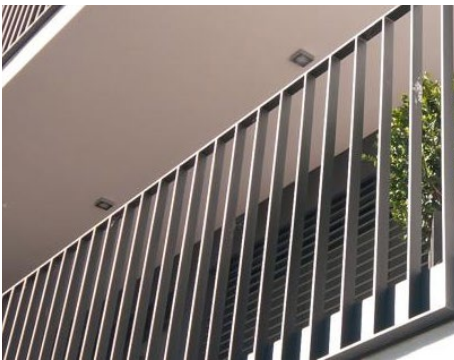


Figure 27: Steel Balustrade and Handrail

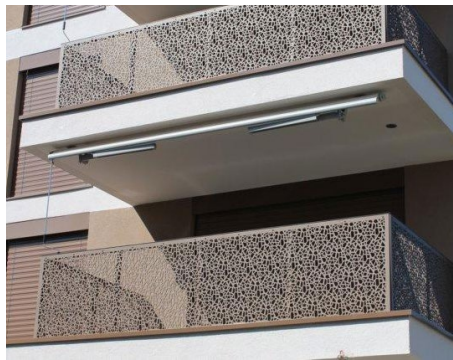


Figure 28: Perforated Aluminium Panels



Figure 29: Colour Infill Panels



Figure 30: Pergola Shading Canopy



Figure 31: Timber Wall Cladding



Figure 32: Feature timber detailing

3.0 Building Design

3.10 Privacy and safety

Encourage privacy and safety

- Setting back balconies from the main wall as opposed to extending the balcony out forward of any party wall.
- Solid or semi-solid fencing between units to a height of 1.8m. Slat fencing can be used but slats must be close enough to ensure direct views through are minimised.
- Raising the ground floor level of the development above the street level to allow people to clearly see out but not in (not shown).
- Placing higher kitchen windows on the frontage so that occupants are often looking out over the street (not shown).

Outdoor area privacy

The intent for the development is to create an open and communal development that supports the safety of the residents, where residents can live largely independently with assistance when required. To do this results in the loss of privacy to some extent when compared to a standard residential development. To do this, the development has outdoor areas for each resident with low fencing, which provides residents a feeling of privacy when in a seated position, without high fencing that is bulky and obscures views in and out of these areas. Instead, the development utilises low, semi-permeable fencing for the ground-level units of approximately 1.4-1.6m high, that is softened by either internal planter beds that contain a low hedge, or low growing vegetation, or a small planting strip of low growing vegetation to the front of the fence.

The upper-level outdoor areas on the first and second floor have balconies with solid aluminium panels, topped with a steel balustrade bar. This is complemented by semi-permeable timber detailing between each balcony to increase between units. It is noted that most residents will be in a seated position when utilising these spaces, so privacy and overlooking to adjacent properties, especially the external ones to the north, will be limited when compared to a standard residential development.

The existing solid 1.8m-2m timber fencing is retained along external side and rear boundaries, and replaced where necessary.

Overlooking and privacy to the adjacent properties is limited to the east and south as the windows are kept narrow and mostly opaque and are designed to fit in with the patchwork design of the building to not feel as imposing. These windows are purely used to let light into the internal corridors. As such, these areas are transient in nature and less likely to be used as a space to stop and overlook adjacent properties.

3.11 Landscaping

- Provision of a landscape plan is recommended. A landscape plan should outline hard surfaces (both permeable and impermeable), finishes, storage areas, lighting and planting including the location of any large trees.

Landscaping

A landscape plan is provided, refer to [Appendix D](#) in the resource consent application.

The key driver for the landscape is to create a safe and communal village, that promotes the health and well-being, and social connectedness of the residents. It is also designed to visually sit the development within its surroundings and create a pleasant environment for the new residents and their visitors.

The development is focused around a centralised green space area, with interactive elements such as an existing pond with established vegetation, with raised decking, seating, and an open grass area. This architecture has been designed to have a large proportion of the outdoor areas and balconies overlooking this space to provide a positive outlook for residents and increase the safety of these areas.

This is complimented by a perimeter walkway that encourages residents to explore the grounds and increase their mobility, and a community garden where they can enjoy the amenity planting and have access to fresh herbs and fruit.

The walkways provided throughout the site have been widened to 1.5m where possible to allow for the use of motor scooters within the site. They have planted edges with low growing vegetation to soften the walkway edges and create visual interest for residents. Seating is provided regularly throughout the development to allow areas for residents to stop and rest and enjoy the scenery and interact with one another.

The visual bulk of the architecture will be broken up with the use of green walls that are placed adjacent the buildings. Tecomanthe, a green leafed climber, will be utilised to grow up a mesh where it can grow to the full height of the building over time. It is complemented by a native white clematis that provides additional visual interest at the lower levels, but does not grow as high.

There will be minimal vegetation clearance required to facilitate the construction of the proposed dwellings, with a majority of the vegetation located within the central pond area, which is being retained. This is beneficial as this pond area is noted to be already much loved and appreciated by the existing residents.

3.0 Building Design

Approximately eight trees will be removed, their loss will be mitigated with the inclusion of a range of specimen trees, narrow trees, deciduous trees and fruit trees within the shared communal areas, in the carparking area, and adjacent the walkways, which will soften the view of the development from external properties, the street and within the site.

The existing pohutukawa tree adjacent the entrance will be retained to retain an element of the existing streetscape character and set the new development into the site. It will be complemented by a range of low growing shrubs in the planter bed beneath.

A large tree in the northeastern corner will also be retained within the communal orchard area. This orchard area will include several fruit trees, and a border of edible herbs, flowers and vegetables that are easy to care for and can be harvested by residents.

The primary outdoor areas for each unit are situated on small ground-level decks or balconies that are positioned directly adjacent the internal living areas. These outdoor areas provide a quality space for each residence with planting, separated service areas, and sufficient space for outdoor furniture. Given the older demographic of residents, these areas have been kept small and open, with low fencing to keep residents safe and connected. All outdoor areas at ground-level have raised gardens for ease of maintenance for residents. No washing lines are provided, as all units will be fitted with a washer/drier for ease of use by residents.

Vegetation including vertical greening is provided along the street edge to set the development within the streetscape, and soften the appearance of the proposed units from the street. A low hedge is provided adjacent the street within the outdoor areas and beside the entrance of the café to enclose the area, with seating built into the planter to activate the street edge.

The letterboxes for the development are collectively situated within the outdoor café area for easy collection by residents.

Plant species have been selected to reflect the local flora. Species selection has been based on the 'Hutt & Wainuiomata' section of the Wellington Regional Native Plant Guide, and plants that are currently thriving in the local area.

The package includes detailed information on vegetation, surface treatments, boundary treatments, washing lines, service areas, refuse areas, storage areas, bike parking, letterboxes and indicative lighting.



Figure 33: Cafe entrance as viewed from street

CONCLUSION

REVIEW AGAINST THE HUTT CITY COUNCIL MULTI-UNIT RESIDENTIAL DESIGN GUIDE

Ropata Village, 758 and 760 High Street, Boulcott

In summary, the proposed development is considered to be generally consistent with the outcomes sought under the Hutt City Council Multi-Unit Residential Design Guide. The proposed design provides 48 new architecturally designed units for retired residents looking for healthy, compact, low-maintenance homes, where they can be cared for as they live out their lives while still being a part of the community.

It is considered that both internal and external spaces are of a sufficient size to meet the demands of future occupants. Outdoor areas are considered small comparative to the general character of the area, however, provide sufficient space for outdoor furniture and an extended outlook. This is beneficial for retired residents wanting a low-maintenance housing solution. A range of facilities will be provided for the residents which include a café, pool, gym, activity room lounge, motor scooter parking area, lobby and a large, shared, central outdoor area with a retained pond and vegetation area, complemented by an additional lawn, seating, and decking area for additional shared amenity.

The development provides improved passive street surveillance and retains an element of existing character with the retention of many of the large tree species within the site.

The design will provide a safe and communal village, that promotes social connectedness and inclusion, without urban barriers that isolate residents from their village neighbourhoods or the broader community. The street facing café will assist in connecting the development into the neighbourhood. The development capitalises on the close proximity to the Hutt Central shopping precinct being close to the hospital, supermarkets, restaurants, shops and major public transport nodes.

While the proposed development is denser than the existing site, it has been visually broken up through variation in form, siting, materials, protrusions, and articulation.

It is considered that the development will enhance the usability of the space, and provide a quality living environment for future occupants.



WRITTEN BY: ANDREA REID
Urban Designer



REVIEWED BY: JAIME DEVEREUX
Urban Designer



URBANEDGE
P L A N N I N G L T D

Phone

022 494 1288

Address

PO Box 39071
Wellington Mail Centre
Lower Hutt 5045

Email

admin@urbanedgeplanning.co.nz

Website

www.urbanedgeplanning.co.nz