

## Final Review Comments - Landscape and Visual Effects

Ryman Healthcare Retirement Village

26 Donald Street, Karori

SR 471670

Date: 02 August 2021

### Introduction

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1. I have been engaged by Wellington City Council to provide independent advice on landscape and visual effects, and effects on landscape character and visual amenity that may arise from the proposed Ryman Healthcare Retirement Village at 26 Donald Street Karori. I am familiar with this part of Karori. I have visited the application site in May 2020 and September 2020.
2. I have reviewed the original application lodged in March 2020 and subsequent updates following a Section 92 request for further information on a range of landscape and visual effects matters. This review is based on the updated package of application reports and drawings received July 2021.
3. I am a landscape architect and have been practicing in the fields of landscape assessment and landscape design for over 25 years. I am a registered member of the New Zealand Institute of Landscape Architects and have also held roles on the Wellington Branch Committee and the New Zealand Registration panel for the Institute of Landscape Architects. I am a director of the consultancy Eco-Landscapes & Design Limited.
4. I hold a Bachelor of Science degree (Victoria University) and a post graduate Diploma in Landscape Architecture (Lincoln College, Canterbury University). I have provided specialist advice in relation to landscape and visual effects, landscape character and visual amenity for a range of resource consent applications and have provided evidence at hearings before Consent Authorities and the Environment Court.

### The Proposal

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5. Documents reviewed for the proposed Ryman Healthcare Retirement Village at 26 Donald Street include:



- Landscape & Visual Effects Assessment Report dated July 2021 prepared by R.A.Skidmore Urban Design Ltd (LVE Report)
- Indicative Landscape Plan Revision S, dated 14 July 2021 prepared by Sullivan & Wall Landscapes
- Urban Design Report dated 16 July prepared by McIndoe Urban (UD Report)
- Visual Simulations Revision 8 Viewpoints 01 – 15 dated 4 June 2021
- Set of RC drawings dated 18 June 2021 & Ryman Architectural Design Statement
- AEE dated September 2020 prepared by Mitchell Daysh
- Final Arboriculturists Report dated 26 May 2020 prepared by Tree Management Solutions

## Assessment Methodology

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6. The following comments relate to effects on landscape character and visual amenity and scale of landscape and visual effects. Landscape effects are measured against the existing landscape values and character attributed to the existing environment. Effects on landscape values should consider the effects on the physical environment, its associated meanings (social, aesthetic, cultural,) and how it is perceived through all the senses. Landscapes are experienced visually.
7. Visual effects are a subset of landscape effects and relate to the change in landscape character or loss of landscape values as experienced in views by the viewer. Change itself does not necessarily constitute an adverse landscape or visual effect. The effects of this proposal are primarily visual effects on the receptor(s) within view. In this proposal viewers include residents, road users and other recreational users.
8. The magnitude and importance of the visual effect(s) will depend on factors such as: the elevation, orientation, separation distance, background and foreground context, number of viewers, frequency of view and likely future character anticipated for the site. The degree or scale of an effect will be determined in consideration with design measures proposed to avoid, remedy or mitigate adverse effects and the outcomes sought in the statutory planning provisions.
9. The New Zealand Institute of Landscape Architects (NZILA) provides guidance in the Assessment of Landscape and Visual Effects. The seven-point scale used in the NZILA Landscape and Visual Effects Best Practise Notes 2010 is: Very high/ High/ Moderate-high/ Moderate/Moderate to Low/ Low/ Very low - Negligible
10. For consistency I have adopted the same terminology for scale of effects in determining 'minor' used in the LVE Report, Section 6.67 Summary of Visual Effects prepared by Ms Skidmore.
  - **Magnitude of change:** extreme, very high, high, moderate, low, very low, negligible.



- **Effect of change:** very high adverse, high adverse, moderate adverse, low adverse (minor in terms of RMA test, very low adverse (less than minor in terms of RMA test), negligible, positive

## Assessment Comments

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Wellington City District Plan Chapter 4 Residential Objectives and Policies  
Urban Form

*Objective 4.2.3      Ensure that new development within the Residential Areas is of a character and scale that is appropriate for the neighbourhood in which it is located.*

11. Ryman Healthcare Retirement Village proposal will intensify the scale and number of buildings over the site, however a lot of the sites vegetated character will be retained and protected. These areas include Lopdell Gardens in the north and the southeast corner of the site adjacent to Donald Street. Buildings proposed for the retirement village will come to dominate the site character and Campbell Street and Donald Street frontages.
12. Wellington City District Plan has provisions for higher density residential development in the residential zone. The site is considered a 'windfall' site due its size and because it has not previously been used for residential purposes.
13. Currently the neighbourhood is characterised by a mix of institutional and residential buildings. Housing is predominantly stand-alone 1-2 storey early to mid20th century in form. Larger scale buildings include the remaining building on the site and Karori Normal School campus and Karori Pool located adjacent to the north. Open space within front gardens and nearby Ben Burn Park also contribute to local character.
14. Open views into the site are generally restricted to views from Donald Street and Campbell Street. Wider views over the site are available from more distant and elevated locations around the area. Residential streets to the south step upwards towards Messines Road ridge And Wright's Hill where residents have views toward the site and Te Wharangi Ridge in the distance.
15. The site is well appointed having two street frontages, is 3ha in area and located within the residential zone. Previously the site of Wellington Teacher's College the buildings have now been removed apart from The Allen Ward Hall and Tennant Block located adjacent to Donald Street, and the Oldershot Building located within Lopdell Gardens close to the northern boundary.
16. The updated proposal includes design changes to buildings B01B, B02 and B07 which have been discussed in Ryman Architectural Statement, the UD Report and LVE Reports dated July 2021 (Sections 4.3- 4.9). I have reviewed these design changes and my comments below relate to any positive changes.



### *Building B01B*

17. Building design changes to the south facing wing of B01B (June 2021) create a more recessive appearance to the two upper floors. These changes will provide some mitigation and will better integrate the building from a distance (Viewpoint 05).
18. From the surrounding road network there will be views of south facing façade of B01B. From vantage points within Scapa Terrace, Donald Street and Campbell Street the top of the building will be prominent however it will be seen at distance and in the context of foreground trees and buildings.
19. For a small number of residents located within the northern side of Scapa Terrace the top of the building will be noticeable however at distance and with the recessive building colour will appear less intrusive (Viewpoints 06, 14,15).

### *Building B02*

20. The latest design changes (June 2021) for B02 include a reduction in height at the northern end, variation in colour and composition, and individual entries from the street. Overall the appearance of the building is more residential in character. Overtime, foreground trees will establish to integrate the building to create an altered streetscape character. In my view from the Campbell Street viewpoint (Viewpoints 09,10) the proposal is compatible with the surrounding neighbourhood.
21. From the street view and for Campbell Street residents opposite the site, adverse visual effects and loss of visual amenity will be low to very low. Houses located opposite along Campbell Street are generally set back between 30-35m, (including the road width) from the building façade. For residents, the street scape and landscape character will change. However, this change does not necessarily constitute an adverse landscape or visual effect.
22. The separation distance, building design measures and mitigation planting once established will help to integrate the proposal. These design changes to façade for building B02 will also be applied to buildings B03-B06. Overall effects will be positive.

### *Building B07*

23. With the design changes (June 2021) including the variation in building composition and colours, brick elements, and changes to the southern building edge and roof line are positive. The appearance is now more in keeping with residential apartments (Viewpoint 03).



24. In my opinion the scale and visual appearance of the building is compatible with the landscape values of the neighbourhood. The planting proposed at the street and driveway edge will provide interest and help integrate the building. Adverse landscape and visual effects for road users and residents within view will be low to very low where the building will become integrated with the predevelopment landscape character and visual environment. I concur with Ms Skidmore. Overall, the effects will be positive.

*Policy 4.2.1.5 Enable residential intensification within the Inner and Outer Residential Areas provided that it does not detract from the character and amenity of the neighbourhood in which it is located*

25. The site is considered a 'windfall' site.
26. With the proposal the landscape character of the site will change. Existing visual amenity values for the wider neighbourhood will change due to increased building prominence and potential privacy and shading effects.
27. The proposal is a considered response to reuse of the educational campus no longer required. The proposal includes retention of established trees and gardens and reuse of some buildings on the site.
28. In my view, with the recent design changes to buildings and the landscaping proposed for road users and residents the degree to which the proposal will detract from the character and visual amenity values of the neighbourhood will vary from moderate to very low. The following is a summary of visual effects for road users, recreational users and residents assessed in items 6.31- 6.66 of the LVE Report prepared by Ms Skidmore.

### *Surrounding Streets Users*

#### **Donald Street - Viewpoints 01,02,03,04,05**

29. Ms Skidmore considers that following the changes to the building design for building B07 together with the planting proposed adverse visual effects will be low reducing to very low (minor reducing to less than minor). I agree and consider adverse visual effects for Donald Street users will be less than minor once planting becomes established.

#### **Campbell Street – Viewpoints 09,10**



30. Ms Skidmore considers that with the design changes for Campbell Street users in the vicinity of building B02 adverse visual effects will be very low to positive depending on the location (less than minor). I agree and determine that with the design changes while the landscape character will change, adverse visual effects for Campbell Street users in the vicinity of building B02 will be (less than minor)

### **Karori Road** – Viewpoints 11,12

31. Ms Skidmore considers effects of building B01B within view from Karori Road will be positive. I generally agree and consider due to the distance and mixed urban form in the foreground view adverse visual effect from this viewpoint to be low to very low (less than minor).

### **Scapa Terrace** – Viewpoints 06,14,15

32. Ms Skidmore considers effects for road users and the limited viewing opportunities adverse visual effects will be negligible. In my opinion adverse visual effects will be greater but generally low as there will be many vantage points where the southern façade of building B01B will be visible.

### **Wider Street Network** – Viewpoints 05, 07, 08, 11, 12, 13,

33. Ms Skidmore states that while glimpses of tall buildings, primarily building B01B will be likely from the wider road network visual effects will be negligible to positive (less than minor) due to the transient nature of the viewer.
34. I generally agree. It will be the upper three levels of B01B that will be visible. With recessive colours proposed for the top levels of building B01B from the wider street network, I determine adverse visual effects will range from low to very low, depending on the location, elevation and angle of view towards building B01B. The effects of the southern façade width of B01B are clearly visible from Viewpoint 05. The photo is taken from 59 Donald Street. From this viewpoint I would determine that adverse visual effects are low (minor).



### **Ben Burn Park Users - Viewpoint 08**

35. Ms Skidmore determines that from Ben Burn Park effects of B01B magnitude of change will be moderate and the building will appear prominent. The overall effects will be positive due to the design changes and 'landmark qualities' of the site. Overall, I agree. The proposal and building B01B will be seen in wider context with the road and other residential buildings. Park users are considered recreational and transient viewers and will be located some distance from the site. For users of Ben Burn Park adverse visual effects of the proposal will be minor.

### **Karori Swimming Pool; Walkway northern boundary; Karori Normal School Users**

36. Ms Skidmore has determined that adverse visual effects will be very low to positive (less than minor) due to the nature of activity for people moving through the area and the existing vegetation and separation distance. I agree and determine that any adverse visual effects will be low to very low (less than minor)

### *Residents*

#### **Scapa Terrace – Northern side - Viewpoints 06,14,15**

37. Ms Skidmore has determined that adverse visual effects will be low (minor) reducing to very low (less than minor) once trees establish along the southern site boundary. For a limited number of properties identified as 16,18 and 24 Scapa Terrace adverse visual effects will remain low (minor). No planting is proposed adjacent to 16,18,20,22 Scapa Terrace due to stormwater pipe.. The southern building edge will be 6.4m high and set back 4 - 5m from the mutual boundary. Buildings step up to a maximum height of 9m approximately 11m back from the southern building edge.
38. The applicant has previously provided visualisations of likely effects of proposed B02 – B06 and B01B from the rear of 16 and 24 Scapa Terrace plus Viewpoints 06,14,15 taken the road. There has not to my knowledge been any visualizations prepared showing the likely view from any living areas and upper levels of houses.
39. I have determined that with mitigation measures such as the dark building colours, landscaped terraces set back approximately 5m from the building edge, and boundary planting, any adverse effects due to B02 – B06 on landscape character and loss of visual amenity will low to very low once planting becomes established. For some residents where there will be no significant planting (16,18,20,22 Scapa Terrace) adverse visual effects and loss of visual amenity will be low (minor).

#### **Donald Street – Viewpoints 02, 03, 04, 05**



40. Ms Skidmore considers adverse visual effects for residents opposite the site and building B07 will be low (minor) reducing to very low to positive (less than minor) once planting establishes. Other mitigating factors include context of the zoning, foreground road, elevation and setback, association with the Allen Ward VC Hall, updated building design. I concur with her findings.

#### **49 Campbell Street - Viewpoints 09,10**

41. Ms Skidmore has determined in her assessment that adverse visual effects will be moderate (more than minor) reducing to low (minor) once planting becomes established. I concur and agree that adverse visual effects on these residents will be more than minor reducing to minor once trees establish between B02 and the mutual boundary.

#### **Campbell Street Residents – Opposite Building B02 - Viewpoints 09,10**

42. Due to the design changes for building B02 I have reviewed my previous assessment of the degree of adverse visual effects and loss of visual amenity for these residents. I agree with Ms Skidmore and consider adverse visual effects will be minor reducing to less than minor (very low to positive) once planting becomes established in the foreground view for these residents. Houses within Campbell Street are generally setback from the road edge ranging 30-35m setback from the building façade.

#### **Lewer Street and other dwellings to the west of site and building B01B**

Viewpoints 10,11

43. Ms Skidmore has determined that for a few dwellings within view to the west, adverse visual effects will be very low to positive (less than minor) due to the separation distance and landmark quality of the site. I generally concur with Ms Skidmore. Other residents close to the west edge of the site at 221A, 221B, 31A, 33A, 29 Campbell Street are orientated to the north with outlooks away from the application site.
44. From **Lewer Street** (Viewpoint 11), adverse visual effects and loss of visual amenity for road users will be minor due to foreground building, separation distance and transient nature of viewers.
45. For **residents within the northern end of Campbell Street** the upper three levels of building B01B will be very noticeable however the separation due to the road and foreground buildings will reduce any visual dominance effects. In my view adverse visual effects and loss of visual amenity will be low to very low depending orientation and surrounding context.

*Policy 4.2.3.1: Ensure that new development in the Inner and Outer Residential Areas acknowledge and respect the character of the area in which they are located*



- *the extent to which the proposal fulfils the intent of the Residential Design Guide.*

*Policy 4.2.3.6 Minimise hard surfaces by encouraging residential development that increases opportunities for permeable open space areas.*

46. Buildings and paved surfacing will be intensified over the site, however large areas of the site will be retained a gardens and lawns. Further ground surface treatment details will be submitted as a requirement of the landscaping conditions.

*Policy 4.2.3.7 Encourage the retention of mature, visually prominent trees and bush in association with site redevelopment*

47. Established trees and paths within Lopdell Gardens and open lawns and trees at the southeast corner of the site will be retained and protected. Supplementary planting will be undertaken on completion of construction to replace any protected trees removed or damaged. A Tree Management Plan will be required as a condition of consent detailing protection methodology for areas identified (G1, G2, G3, G4) in the Final Arboriculturists Report dated 26 May 2020 and also shown on the Indicative Landscape Plan Revision S.

*Policy 4.2.4.1 Manage adverse effects on residential amenity values by ensuring that the siting, scale and intensity of new residential development is compatible with surrounding development patterns*

48. It has been determined adverse effects on visual amenity for residents surrounding the site will range from moderate to very low. Those most affected are located within properties adjoining the southern side boundary and adjacent to proposed buildings B02 – B06. These properties have been identified as 49 Campbell Street, and properties located along the northern side of Scapa Terrace, potentially 8,10,12,14,16,18,20,22,24 Scapa Terrace. Building design measures such as set back from boundary, recessive building colours, varied building height, setback distance of terrace gardens and boundary planting will help reduce visual dominance and shading effects. In time once planting established adverse visual effects will be reduced to low or very low.

*Policy 4.2.4.2 Manage the design and layout of new infill and multi-unit developments to ensure that they provide high quality living environments and avoid or mitigate any adverse effects on neighbouring properties.*  
*Refer to assessment comments in Residential Design Guide Objective 2.2*

## *Residential Design Guide*



## CHARACTER

*New development should generally recognise and complement the visual characteristics of the local neighbourhood and streetscape*

### **Objectives**

*To minimise the unique qualities and sense of place of every urban setting and respond to, and enhance these with new development.*

### **Guidelines**

Assessing and complementing neighbourhood character

### **G1.1 Existing neighbouring patterns, Significant vegetation**

49. Existing character in the area is mixed with residential standalone houses and larger scale community facilities such as Karori Normal School, Karori Pool and Ben Burn Park. The local area has a high level of residential amenity and walkability with connecting walkways and parks, established trees, recreational open space and education facilities.
50. The site is zoned Outer Residential and has a total land area of 3.05 ha. Three of former buildings will be retained. The Allen Ward Hall and the Tennent Building remain to retain Existing character along Donald Street. Large areas of established trees and gardens will be retained and protected.

### **G1.3 Landform**

*Maintain general landform, minimise the need for retaining structures and design and required earthworks and retaining walls as positive landscape features.*

51. Buildings proposed follow the general landform, minimising the need for earthworks and retaining structures. The site falls from the northeast corner towards the south and west dropping approximately 10 metres over the site. The layout of buildings B01A, B01B generally reflects the previous Training College campus buildings. Ground levels will be reduced slightly to accommodate basement levels for buildings B01B, B02 – B07.
52. Buildings B02 – B06 will be located within the southern and western flat areas of the site. Overall new ground levels moving around the site will remain close to the existing situation. Retaining structures and earthworks will be hidden by buildings and screened from outdoor amenity areas and pedestrian accessways.

### **G1.4 Vegetation**

*Retain significant existing trees and vegetation where practicable and where these can be usefully integrated into the residential development, particularly where they are recognised by the local community as having significance beyond the site.*



53. In reports prepared by Heritage, Urban Design, Landscape & Visual Assessment and Arboriculturist consultants the importance of Lopdell Gardens is referred to and the positive contributions these gardens make to the special character of the site. I concur that the historic significance of Lopdell Gardens and existing 'sense of place' provided by the gardens must be protected and managed.
54. Tree retention areas shown in the Indicative Landscape Plan, Revision S are consistent with recommendations made in the Arboriculturists Report dated 26/05/20. Five individual trees of significance identified for retention around the site in addition to the Lopdell Gardens are identified for protection and are shown on the Indicative Landscape Plan. Individual trees are:
- 2 x Kauri and 1 x Pohutukawa located on the site north of the proposed Village Green within the edge of Lopdell Gardens.
  - 2 x Totara trees located within the open space area east of proposed building B06 are also identified for protection and retention.

#### *Buildings B01A, B01B*

55. Lopdell Gardens will be reduced in area to enable construction of buildings B01A and B01B. However existing steps and pathways through the gardens will be protected. Once buildings are completed, planting is proposed to restore areas affected and where trees were removed or damaged. The Arboriculturist's Report refers to existing vegetation in Lopdell Gardens between buildings and recommends retention of vegetation, excluding a 4 metres wide construction strip adjacent to buildings, would be feasible. This area is also identified in the Indicative Landscape Plan, Revision S. Replacement planting of appropriate native and exotic tree species is also proposed.

#### *Tree Management Plan*

56. I concur with the recommendations made in the Arboriculturist Report, that a 'Tree Management Plan' (TMP) must be submitted and approved by council prior to any work commencing on the site. Avoiding damage and loss of trees during construction will be crucial to maintaining the site character. The TMP must identify and make a photographic record of the retention areas G1, G2, G3, G4 including the Tree Protection Zone (TPZ) prior to work commencing and provide details for the protection methodology proposed during construction. The Works Arborist must prepare a Tree Protection Methodology and must supervise all works within the root protection area as defined in AS 4970 - 2009 Protection of Trees on Development Sites. This report is to be provided to Council's Arboriculturist Officer for review and acceptance.



### *Buildings B07 and Village Centre Entrance*

57. Mature trees will be removed to enable construction of apartment building B07 and the Entrance to the Village Centre. Specimen trees and low planting is proposed along the Donald Street edge, the driveway and entrance to the Village Centre.

### **G1.5 Use species that extend the planting and landscape patterns that characterise the wider**

58. New planting proposed is shown in Indicative Landscape Plan, Revision S prepared by Sullivan and Wall Landscapes Sheets. The landscape plan submitted with the application shows the general layout of planting areas and large-scale framework/specimen trees at the street edges, along main accessways and within courtyards. The Tree Schedule for framework/specimen trees is selected from a range of deciduous/evergreen and exotic/indigenous species. Sheets 2 and 3 show the concept layout for the public 'pocket park' in the south-east corner and for a courtyard area with water feature.
59. Overall, the tree species proposed are appropriate for the site and purpose, and in some measure reflect species found in the local neighbourhood or already established within the site. Robust evergreen species tolerant to high winds experienced in the area are recommended. Further detailed planting plans will be required showing suitable species within level one courtyard terraces between apartment buildings B02, B03, B04, B05, B06 and B07 and all other amenity areas around the site.
60. The applicant has provided a set of landscaping conditions which are acceptable in principle and copied as draft conditions of consent (Page 20).

#### SITE PLANNING

##### **Guidelines Positive open spaces**

*02.1 To plan and locate dwellings and open spaces together as a coherent whole, in a way that complements the character of neighbouring development and optimizes amenity and livability both within the development and for neighbours.*

*02.2 To make a positive contribution to the safety, amenity and visual character of the street.*

*02.3 To design buildings to meet the reasonable requirements of occupants and neighbours for visual and acoustic privacy.*

61. The Tennant and Allen Ward Hall buildings have a strong visual presence from Donald Street and will repurposed for residential apartments and the Village Centres.
62. The applicant has provided Visual Simulations Revision 8 (Viewpoints 01 – 15) and 3D Perspective Drawings from 16 and 24 Scapa Terrace that show the existing visual character before buildings were removed, after buildings have been removed and the proposed visual character. These viewpoints have been used to determine the degree of visual change and degrees of effects from a range of neighbourhood viewpoints.



63. From **Donald Street** the magnitude of change in visual character will be high due to removal of vegetation and proposed building B07. The design changes (June 2021) to the street façade, the varied colour palette and changes to the roof line are all positive. The appearance is now more in keeping with residential apartments (Viewpoints 01,02,03,04,05).
64. The scale and visual appearance of the building is compatible with the landscape values of the neighbourhood and street context with Allen Ward Hall. The planting proposed at the street and driveway edge will provide interest and help integrate the building. In my view, adverse landscape and visual effects for road users and residents within view will be low to very low where the building will become integrated with the predevelopment landscape character and visual environment. I concur with Ms Skidmore and agree that overall effects will be positive. In my view the change in visual character is a predictable future street character given the history of the site, the vacant land and residential zoning.
65. From **Campbell Street** the magnitude of change in visual character will be high due to proposed building B02. The change in visual character is a predictable future street character given the history of the site, the vacant land and residential zoning. The latest design changes (June 2021) for B02 include a reduction in height at the northern end, variation in colour and composition, and individual entries from the street. In my view the appearance of the building is more residential in character. Overtime, foreground trees will establish to integrate the building to create an altered streetscape character. In my view from the Campbell Street viewpoint (Viewpoints 09,10) the proposal is compatible with the surrounding neighbourhood.
66. From the street view and for Campbell Street residents opposite the site, adverse visual effects and loss of visual amenity will be low to very low. Houses located within Campbell Street opposite are generally set back between 30-35m, including the road width, from the building façade. For residents, the street scape and landscape character will change. However, this change does not necessarily constitute an adverse landscape or visual effect. The separation distance, building design measures and mitigation planting once established will help to integrate the proposal. In my view the change in visual character is a predictable future street character given the history of the site, the vacant land and residential zoning and overall effects will be positive.
67. From **Scapa Terrace** the magnitude of change in visual character will vary depending on angle of view and frequency of view over the site. For road users there will be glimpses only towards and of the ends of buildings B02 – B06 with the top of building B01B visible in the background.



68. Overall adverse visual effects will be low to very low. It has been determined adverse visual effects and loss of visual amenity for local residents will range from moderate to very low. Those most affected are located within properties adjoining the southern side boundary and adjacent to proposed buildings B02 – B06. These properties have been identified as **49 Campbell Street**, and properties located along the northern side of Scapa Terrace, potentially 8,10,12,14,16,18,20,22,24 Scapa Terrace.
69. Building design measures such as set back from boundary, recessive building colours, varied building height, setback distance of terrace gardens and boundary planting will help reduce visual dominance and shading effects.
70. While it is difficult to ascertain the full extent of visibility for these residents from living areas and upper-level windows it would appear from the photos and cross sections prepared for the Urban Design Report in Figures 45, 46, 47, 48 that existing fences, garages and trees at the rear of houses, and the lower ground level within the application site will help reduce visibility. Initially adverse effects due to visual dominance of buildings will be moderate for some of these residents. However once planting establishes along the boundary adverse visual effects will be reduced to low or very low. (Viewpoints 06,14,15)
71. The LVE Report has identified residents at 16, 18 and 24 Scapa Terrace will have a greater loss of visual amenity, however I am unsure why they have determined that these residents would be more affected than others along the northern side of Scapa Terrace.
72. From **Wrights Hill** a more distance viewpoints the magnitude of change in visual character will be low due to the distance and wider catchment within view. Overall awareness of the proposal will not have a marked effect on the overall scene. (Viewpoint 07)
73. From **Ben Burn Park** the magnitude of change in visual character will be moderate and building B01B will appear prominent, however with the design change will have a more recessive appearance. Buildings B02 and B01B will also be seen in wider context of the road and surrounding residential buildings. Park users are considered recreational users visiting the area for a short time only. In my view for users of Ben Burn Park adverse visual effects of the proposal will be minor. (Viewpoint 08,09)
74. From **Lewer Street** (Viewpoint 11) building B01B will appear prominent however with the design changes upper levels of the building will appear more recessive. Due to the separation distance and foreground context adverse visual effects will be low to very low (less than minor).



75. From **Karori Road** locations (Viewpoints 12,13) the magnitude of change due to building B01B will be low. With the separation distance, mixed urban context and foreground adverse effects on landscape character and visual amenity will be low to very low (less than minor).
76. From **49 Campbell Street** the magnitude of change in visual character will be high. Views mostly from upper windows orientated to the north will be affected by building B02. The house is set back only 3m from the shared boundary. Building B02 although set back 5.5m and reduced to 8m at the southern end will create visual dominance and shading effects. Adverse visual effects will initially be moderate reducing to low once trees establish to help integrate the building.
77. From **33a Campbell Street** sharing the north site boundary and adjacent to the northern end of building B03 there will be shading effects from building B01B. The house is orientated to the north and west with one upper level south facing window. Building B03 steps down to 8m at the northern end and will be set back 5.5m from the boundary. The proposed landscaping and boundary fence will reduce effects from overlooking and loss of privacy to low. In time new planting close to the boundary will help filter views of the apartment building for residents at 33a Campbell Street. Cross Sections RCA17, Fig 2 provided show the property in relation to the proposed building. Effects of building B01B will be visible from upper-level windows. Overall adverse effects on landscape character and loss of visual amenity will be moderate to low.
78. From **31a Campbell Street** Building B01B will be visually prominent where there are upper-level windows orientated toward building B10B. However, the main outlook for the house is to the north and not to the east towards the application site. Overall adverse visual effects and loss of visual amenity will be low due to the set-back distance and orientation of the house.
79. For **29 Campbell Street** (Karori Kids Childcare Centre) the magnitude of change in character will be high. Building B01B is located approximately 20m back from the shared boundary. Adverse effects due to shading and overlooking will be greater than loss of visual amenity. The outdoor space for the childcare centre is generally orientated to the north and west of the building. Existing trees close to the southern boundary and the new fence will provide screening. Cross Sections RCA17, Fig 3 provided by the applicant show the property in relation to the proposed building. Overall adverse visual effects and loss of visual amenity will be low.
80. From **Karori Normal School** the Donald Street school property is separated from the proposal site by the driveway and carpark for Karori Pool and the pool building. The proposed Retirement Village will create little change to visual character for school users. Adverse effects due to loss of visual character and visual amenity will be very low



81. From **Karori Pool building and carpark the site is currently** enclosed and screened from the site by vegetation and fencing. Some vegetation will be removed close to the building entrance, however new fencing and planting will ensure that privacy and visual amenity is maintained. Adverse effects due to loss of landscape character and visual amenity will be very low.
82. From the **Public Pedestrian Walkway** Adverse effects on visual character and loss of visual amenity on the public walkway between Donald and Campbell streets will be very low. People are moving through the area will experience little change. Vegetation will be largely, retained along the walkway. New open style fencing will enhance the experience, providing views into Lopdell Gardens and to the northern end of apartment Building B01A. The area between the edge of the building and fence line will be replanted and in time screen views into the site.

**G2.2 Create positive open spaces between and around buildings, for visual separation,**

83. Extensive planting of specimen trees, hedges, amenity shrubs and lawns is proposed. The tree species shown in the Indicative Landscape Plan, Revision S will help reduce the visual impact of buildings at the street edge and provide a framework to enable visual separation between buildings, provide visual interest and screening within courtyards and garden areas and along access ways.
84. Further planting details will be required to provide adequate shelter and screening shrubs and low planting area for all garden and pedestrian areas around the site. The applicant has provided a set of landscape conditions to satisfy planting.

**G2.4 Provide active edges to any shared areas of open space.**

85. Due to the nature of proposal being a retirement village all residents will live in apartment style or assisted living facilities where outdoor spaces will be shared. While some of the outdoor space proposed will be shaded from the late afternoon sun due to proximity of building generally garden areas are open to the north and will receive a reasonable level of sunlight during the middle of the day. Landscaped areas will be provided, however further detailed plans will be required to show suitable plant species to ensure adequate site amenity, privacy and shelter within garden areas. These areas include courtyard gardens between blocks, landscaped terraces/mezzanines between building B02 – B06, the village green, pedestrian access ways etc.



Entrances and sense of address

**G3.17 Entrances and sense of address**

86. The nature of the proposal does not require individual entries. The updated design for building B02 now includes 4 pedestrian entries to ground floor apartments from Campbell Street which is positive. Proposed buildings B02 and B07 are design to engage with the street, however main entrances to the site and the Village Centre will be via the existing driveway and new pedestrian pathways from the Donald and Campbell streets. The entranceways to apartments block and the Village Centres will be landscaped, however the planting details are yet to be provided.

OPEN SPACE DESIGN

Objectives

*O4.4 To ensure the landscape treatment has a positive effect on the streetscape and neighbourhood.*

*O4.5 To minimize any detrimental effects of vehicle access and parking on the visual quality of the streetscape and neighbourhood environment.*

Guidelines

Privacy for open spaces

***G4.6 Protect the private open spaces of dwellings from being directly overlooked by careful positioning and planning, distance, screening devices or landscaping.***

Accessway design

***G4.9 Offset or otherwise articulate long vehicle access ways to reduce vehicle speeds, and landscape them to make them visually attractive.***

***G4.11 Use paving pattern, material and or potentially combinations of material types in association with planting to give visual interest to areas used for parking and vehicle circulation***

87. No specific paving details have been proposed. The applicant wishes to provide an annotated pavement plan and related specifications, detailing proposed site levels and the materials and colour of all proposed hard surfacing as a condition of consent. The indication landscape plan shows specimen/ framework trees around carparking and vehicle access ways that are acceptable. Further detailed planting plans will be submitted for assessment as a condition of consent.

**G4.12 Planting Design**

*Provide planting within new development that is suitable for situation, wind and sun exposure and soil type, placing this to enhance amenity.*

*Planting with a scale and growth habit appropriate to site and situation is required*



*to provide any necessary screening while allowing reasonable sun and daylight to both dwelling and open spaces.*

88. Planting proposed is shown in the updated Indicative Landscape Plan, Revision S dated 14/07/21 prepared by Sullivan and Wall Landscapes, Sheets 1-3. These plans show the layout for framework/specimen trees at the street edges, along main accessways and within courtyards.
89. Overall, tree species are appropriate for the site and purpose, and in some measure reflect species found in the local neighbourhood or already established within the site. Robust tree and shrub species are recommended tolerant to high winds experienced in the area.

*Street Edge Planting in front of buildings*

90. Planting shown in Visual Simulations Viewpoints 02,03, Donald Street edge in front of building B07 includes 9 x *Pyrus calleryana* 'candelabra', a deciduous tree; 4 x *Magnolia* 'Teddy Bear' an evergreen small tree and 6 x *Cordyline australis* (*Te kouki*).
91. Planting shown in Visual Simulations Viewpoints 09,10 for Campbell Street edge in front of building B02 includes 6 x *Sophora chathamica*, a tall growing light textured tree, 4 x *Magnolia* 'Teddy Bear' a small evergreen tree and 6 x 1.2m standard *Michelia gracipes* an evergreen shrub. The large tree shown in Viewpoint 10 located between the southern end of building B02 and the boundary with 49 Campbell Street is not shown or identified in the Indicative Landscape Plan.
92. Large trees are shown as 5-6m specimens in the visual simulations which is not a realistic representation of initial effects of the planting. Trees will more likely reach this height and width within 3 years. It is recommended that all specimen trees proposed at the street edges are at least 2.5 - 3m in height when planted to provide some immediate impact. Detailed planting plans will be required showing suitable species within level one courtyard terraces between apartment buildings B02, B03, B04, B05, B06 and B07 and all other amenity areas around the site.



## Conclusions

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93. The retirement village proposal will intensify the scale and number of buildings over the site however some of the previous Training College buildings will be repurposed. Heritage gardens and existing open space areas are also retained and protected. Extensive new planting is proposed to integrate and enhance landscape character around the site. The site is also considered a 'windfall' site in Wellington City District Plan . Is in the heart of Karori where the neighbourhood is characterised by a mix of institutional and residential buildings.
94. From Campbell Street and Donald Street the magnitude of change in character will be high due to proposed buildings B02 and B07. In my view this change is a predictable future street character given the history of the site, the vacant land and residential zoning. With the latest building design changes (June 2021) the appearance of the buildings is more residential in character. Any adverse landscape and visual effects for road users and residents within view will be low to very low where buildings assisted by the planting proposed, will become integrated with the predevelopment landscape character. Overall effects will be positive.
95. For residents surrounding the site adverse effects on visual amenity will range from moderate to very low. In my view, those most affected are located within properties adjoining the southern site boundary adjacent to proposed buildings B02 – B06. These properties have been identified as 49 Campbell Street, and properties located along the northern side of Scapa Terrace, potentially 8,10,12,14,16,18,20,22,24 Scapa Terrace. While the typology of residential buildings will differ from the surrounding pattern of housing, design measures such as the set back from boundary, recessive building colours, varied building height, setback distance of terrace gardens and boundary planting, adverse effects due to visual dominance, overlooking and shading will be minimised. In time once planting establishes adverse visual effects will be reduced to low or very low.
96. While the height and scale of building B01B will appear prominent from some locations, with the building design changes to the top two levels of the south facing façade (June 2021) the appearance will be more recessive in the wider context view (Viewpoint 05). From locations to the west, from Ben Burn Park, Lewer Street and Kaori Road (Viewpoints 08, 11,12) the top three levels will be visible only. Adverse visual effects and loss of visual amenity for road users will be minor due to foreground buildings, separation distance and transient nature of viewers. For a few residents within the northern end of Campbell Street the upper three levels of building B01B will be very noticeable however the separation distance, foreground road and



urban form will reduce building prominence. In my view adverse visual effects and loss of visual amenity will be low to very low depending on orientation and surrounding context.

## Landscaping Conditions

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I am generally in acceptance with Ryman's Landscaping Conditions provided. I have copied the conditions below and added further details and a condition relating to a Tree Management Plan (highlighted in yellow).

Ryman proffer the following draft landscaping consent condition:

- *Prior to the completion of a given stage of building construction activities on site and prior to the implementation of any landscaping, the consent holder shall provide to the council's Team Leader a finalised set of Landscape and Pavement Plans for approval. The Landscape and Pavement Plans may be prepared in stages and shall be generally consistent with the consented Indicative Landscape Plan Revision P prepared by Sullivan and Wall Landscape Architects, dated 28/08/20 and, at a minimum shall include:*
  - (a) *A Tree Management Plan (TMP) must identify and make a photographic record of the retention areas G1, G2, G3, G4 including the Tree Protection Zone (TPZ) including the individual trees identified for protection and provide details for the protection methodology proposed during construction. The Works Arborist must prepare a Tree Protection Methodology and must supervise all works within the root protection area as defined in AS 4970 - 2009 Protection of Trees on Development Sites. This report is to be provided to Council's Arboricultural Officer for review and acceptance prior to any site works commencing.*
  - (b) *The final landscape concept plan, detailed planting plans and specifications (inclusive of existing areas of planting that are to be retained);*
  - (c) *A planting schedule, detailing the specific planting species, the number of plants provided, locations, heights / Pb sizes;*
  - (d) *Annotated cross-sections and / or design details with key dimensions to illustrate that adequate widths and depths are provided for planter boxes / garden beds;*
  - (e) *An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing;*
  - (f) *The location and type of all wind mitigation landscaping (including planting, vertical screens or walls) that has been integrated into the landscape design to reflect the resident use patterns of the village; and*
  - (g) *A management / maintenance programme.*



*The proposed planting plan shall be implemented in the first planting seasons following the approval of the Landscape Plan by Council. All landscaping is to be implemented and maintained thereafter.*

Angela McArthur - Landscape Advisor  
Registered Member of the New Zealand Institute of Landscape Architects  
*Consultant for City Planning and Design, Wellington City Council*  
Updated 02 August 2021

