

## **Traffic**

- Parking demand: The applicant must explain whether they are providing sufficient on-site parking spaces for the proposed changes/activity and provide details of expected parking demand, e.g. expected duration that visitors will park their vehicles on site, parking demand at other similar sites.
- The proposed new vehicle crossing is expected to reduce the number of on-street parking spaces. The applicant should demonstrate that any adverse effects on the street parking environment are minimised.
- Parking close to vehicle crossings is not best practice as this can reduce visibility of drivers leaving the site.
- How will on-site parking allocation be managed (e.g. between staff and visitors)?
- Pedestrian access: The applicant must demonstrate that the pedestrian access to and from the site is safe for all visitors and staff.
- Servicing: The applicant must detail any expected changes in servicing.
- Vehicle Access: The applicant will need to provide plans showing dimensions of parking spaces including height clearance.

## **Urban Design**

- The site is in the Inner Residential Area and the site context is varied, but the fine-grain residential development to the south and west will be considered as key determinants of the area's character. The design of any new development should respond to this.
- Physical separation between the new building and the houses to the south is supported.
- Extensive use of glazing on the upper part of the design is acceptable, and 'lightens' the appearance of the building. However, the appearance of a building 'floating' above an open car park structure is not supported as appropriate for the context. Undercroft parking is not supported where it presents a void adjacent to the street edge, as it does here. It is considered to have a detrimental impact on adjacent street-side conditions.
- The balance of solid to void needs further consideration at the Hanson Street side, at the level of overall design rather than mitigation measures such as landscaping. Ideally the building would also be more 'grounded' rather than having the appearance of being elevated across the entire frontage. The possibility of the building having additional hospital-related uses (other than parking) at the street edge, lower level should be explored further.
- The applicant needs to consider an alternative location for the utility service box on Hanson Street that appears to impede the most logical and desirable route for direct pedestrian access to the front door, and liaise with the utility service provider to propose an alternative location prior to submitting an application.

- A front-in-front-out access arrangement to the front door should enhance pedestrian access conditions, which would be supported. However, good pedestrian access requires further consideration, as noted above. The front entry needs to have a pedestrian focus, so it does not feel like the entry to a car parking building.
- We will consider the visibility of new buildings from the perspective of the wider townscape, and would be prepared to advise the applicant prior to preparation of a formal application on any key viewpoints from which the visual effects of the buildings should be considered.
- The new ward extension building will probably be of less concern to townscape due to its location and the current lack of adjacent development to the west, but should nevertheless strive for high quality design as part of the overall upgrade of the site.
- The existing landscaped garden that provides outlook from the main reception area will become a fully encircled space. Thought needs to be given how the amenity of this space would be preserved with the change in conditions. It may be agreeable for this area to be absorbed into a design that connects the existing building more fully with the new one.
- The location of plant needs to be considered.
- An application will need to include information about any proposed landscaping, particularly where this is critical to ensuring satisfactory edge conditions.
- Information about any proposed signage will need to be supplied

## **Planning**

- The site is zoned Inner residential.
- Resource consent will be required under Rule 5.4.7 for the construction and use of a non-residential building/activity.
- Effects on residential properties in the surrounding area, particularly to the north, east, and south will need to be considered.
- It is recommended that a detailed shading assessment should accompany the application that demonstrates the actual and potential shading effects on the surrounding residential properties.
- Details of the proposed earthworks need to be included. It is recommended that these details (cut height, fill depth, area, transportation of material etc) are pre-circulated prior to the application being lodged so the Council's Earthworks Engineer can comment on the proposal and advise whether any further information/reports need to be included in the application.
- It is my understanding the site is potentially contaminated so details of this will need to be included (i.e. DSI or remediation etc). We could potentially 'transfer' the contamination conditions over from the previous land use consents. I will review the conditions and assessments in due course.
- We are happy to meet with yourself and the applicant if a further meeting is deemed necessary.