

WCC Hearing- Rymans Building Consent

Jeremy & Debbie Sprott

- Sprott family of 5 have lived at our residential home # 32 Campbell St in 2 storey character weatherboard property for 25 years – We have longevity of local knowledge of the immediate surrounding streets & neighborhood including the proposed site.
- Our Home is opposite to the Campbell st driveway of the former Teachers College/Victoria University site, which was very open in green space and not intrusive to the neighbouring properties of the established residential suburb.
- Victoria Univeristy was a 5 day operation 8.30am-5pm with 15-17 weeks of closure or limited use. The proposed village is a 365 days 24/7- Business/Operation.
- In close proximity to the proposed site is; Ben Burn park, KNS, Karori Playcentre, Karori kids, Karori Kinigarten, Karori tennis club. Karori Bowling clubKarori swimming pool. Planning is underway for 45 apartments corner of Campbell St & karori road. All these amenities add up to increased traffic congestion, parking & safety issues.
- We are supportive for the site to be residential intensification/retirement village. However, the share Magnitude & Scale of the proposed Bulk Buildings are of an overbearing unreasonable scale that will have detrimental impacts and adverse effects on our home
 1. Shading impact,
 2. Privacy impact
 3. Environmental impacts
 4. Parking/Traffic impacts

SHADING Impact:

- The effects to our home of shading are more than minor.
- Shading Effects- The front of our house at ground level with windows facing Campbell street has living rooms and a front garden & lawn that enjoys morning sun, where we sit, exercise & undertake gardening all year in a sun drenched environment. The sunlight is very important to our well being, enjoyment and life style.
- The shading impact of the proposed 6 storey BO1B hospital building mass height & 70m width will have an adverse impact to the hours of morning sun our Home receives by 60-120 mins in the Autumn & Winter months (equinox).
- We do not agree with the shading diagrams being accurate and have photos available tp show the time of day we will be in shade for between 1-2 hours in Autumn and winter

- It is noted the shading diagram in the consent application has had no peer review.
- We urge the commissioners to look further into the shading diagrams accuracy and the impacts to the neighbouring properties as more than minor.
- We are very concerned that the proposed BO1B 6 storey height, length, rectangular shape and north-south orientation of the building in the development will affect the Sun light hours on the front of our property space. This building is significantly bigger in mass at 6 storeys than the former Teacher College Tower.
- We refute Ryman saying “Shading is to be minor or less than minor overall”. Our home will experience adverse shading effect to the front of our home- Living room and 3 bedrooms. WCC regulations suggest ‘Sunlight is to access interior living spaces for 4 hours in mid-winter.
- Ryman proposal says the shading is impact is minor or less than minor for residents’ outdoor space. They have made NO consideration of the house in-door living areas being affected by the site wide building mass of BO1B affecting sunlight, that was not affected to the length of time by the former Teachers College Tower.
- We refute the application page 74, stating on 22nd June: No Shading between 8.30am-8.45am. Photos attached to our submission dtd 3rd June 2018 shows Teachers College Tower shading 8.40am to the front of our home. The proposed Building BO1B with a significant longer horizontal 6 storey mass will result in up to 60-120 minute longer shading to the front of our property. The facts Ryman state under their shading results impact is minor or less than minor is not correct. It is **MAJOR** shading impact.

PRIVACY:

- Privacy is impacted by the proposed 3 story BO2 apartments on Campbell St constructed close to the boundary opposite our home.
- The proposal states BO2 Apartments (just over 11m high, 70mtr long, 19m deep complex set back only 5m from street) on Campbell St boundary is 3 storey stepping down to 2 storey at either end. There is a variance! The plans show the 2 storey at the northern end opposite our home does not match the same step down plan as BO3 & southern end step down. Ryman say they have received permission from owner of 33 Campbell St, but noting the ownership is showing as Ryman.
- 3 storey Apartments will look down into our front rooms on both ground & 1st storey including the garden/lawn area of our home impacting privacy.

ENVIRONMENTAL IMPACTS:

- Impacts include potential flooding to our home as the current open space green area that Apartments BO2-B07 is a flood plan (soak pit). Our local knowledge and the climate change events of common severe down pours has resulted the park to be flooded with pools of water but the flood plan (soak pit) eliminates the water from going downhill toward Karori Rd. We are concerned about the effects of flooding to our home due to the Apartments built on the flood plan and the unknown state of Wellington water infrastructure to manage flooding mitigation.
- The sheer magnitude and scale, height and coverage of the proposed buildings on the site will dwarf neighbouring housing, take away views of the surrounding hills/greenery and should not be considered as minor impact.
- It cannot be claimed the site as a “windfall” for more intensification as the magnitude of the proposed buildings than what was intended by the windfall concept. There have been other “windfall sites” in Karori that have seen intensive developments that are sympathetic to the surrounding neighbourhood, such as Futuna, the Pavillions and Saddleback grove. The Ryman proposal is not sympathetic to the home owners neighbouring the site.
- The proposed buildings are not achieving an acceptable contextual fit. The balance is not there. The proposed 6 storey BO1B building is dominant and has significant mass horizontally and height to dominant the Karori skyline taking away the surrounding hill scenery shading impacts and environment attractiveness and character of Karori.
- I asked Ryman what other Ryman villages are apples with apples with the proposed Karori site in an established residential suburb. Ryman informed me; 3 in Auckland being: Murray Halberg Village, William Sanders Ville, & recently consented Kohimarama village- I recommend the commissioners view the plans for those villages as there are significant differences in, geography, scale, magnitude, green spaces, contour of land and proximity to neighbouring homes. This proposal for consent is more than minor affecting homes and community like no other.
- Ryman's first plan was presented showing the apartments at 2 storey & hospital 4 storey, This all changed when it was discovered the proposed underground car park on the flood plan area was not workable due to a stream in the proximity. This resulted in on ground level car parks meaning building heights and widths increased. Return on Investment is the focus for Ryman's business model but the community and neighbors are affected more than minor as other submitters will share at this hearing.
- Our skyline and views will be obliterated, and we stand to lose significant sunlight from the shading effects of the new buildings BO2 & BO1B on the frontage of our home.

- Very large buildings in place of gardens and open space cannot be considered a positive effect as stated by Ryman.
- Building heights ranging from 3 story (within 70m long continuous blocks) to 6 story buildings do not respond to the scale, character and amenity of the public streets and properties adjacent and adjoining the proposed Site.

Carparking and traffic

- Of the 39 carparks available to staff and visitors, 3 are set aside for accessible parking and 2 for the village's vans, leaving a total of 34 available for staff and visitors.
- The Assessment of Environmental Effects states that 25 carparks are allocated for staff use. This leaves just **nine (9) carparks available for visitors to the site.**
- This number of carparks is completely inadequate for a village of this size. The neighboring streets will become clogged with cars from Ryman's visitors and staff in adjacent streets that are currently stressed: Karori swimming pool and parents and staff of Karori Normal School, 3 pre-schools, Ben Burn Park, Karori Bowling club, Karori Tennis club and the planned 41 X apartments proposed cnr Campbell & Karori Rd that will not have off street parking.
- We are also very concerned by the amount of traffic that will be generated by the proposed village circa 400 residents, 80 staff and visitors. The impacts on the safety of our streets and in particular the safety of children around the local school, Ben Burn Park, kindergartens, pre-schools and swimming pool, tennis & bowling clubs.
- Street parking will be under significant stress 7 days a week resulting in adverse effect for residents, friends & family visiting our homes, community, sports people & children using the many amenities in close proximity to the proposed site.

Conclusion:

- My wife and I request the commissioners to instruct Ryman to down scale (alter) the buildings plans to:
 1. Reduce the size and magnitude of Bo1B & Bo2B to a maximum of 4 stories.
 2. Reduce the Apartment buildings BO2/03/04/05 to maximum 2 storey and to be extended to 10 meters back from perimeter boundary of the site.
 3. Undertake a peer review on shading diagrams.
 4. Add more car parks inside the proposed site for staff & residents.

Other impacts for Commissioners to review the plans include impacts to:

Stormwater, Sewage, environmental- carbon footprint, Lack of Green space & public amenities lost to community, Wind impacts, internal design/comfort/space for residents

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