tattico

Ambridge Rose Retirement Village

147-153 Edgewater Drive, Pakuranga

Application for Resource Consent and

Assessment of Environmental Effects

November 2025

Tattico Limited
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Contents

Supporting Documents Provided

A. Certificates of Title
B. Updated Architectural Plans 16 September 2025
C. Updated Design Report
D. Urban Design Report
E. Landscape Visual Effects Assessment and Response Dated 22 September 2025.
F. Visual Simulations
G. Updated Landscape Plans 230925
H. Infrastructure Report and Engineering Plans and Response Dated 25 September 2025
I. Traffic Assessment and Response Dated 25 September 2025
J. Coastal Hazards Assessment and Response Dated 12 September 2025
K. Geotechnical Investigation Report and Response Dated 29 August 2025
L. Lighting Report
M. Approved Consent BUN60403972
N. Certification from Auckland Transport Uplifting Building Line Restrictions
O. Proposed Conditions of Consent Updated 26 September 2025
P. Signed Written Approval from 157 Edgewater Drive
Q. Construction Noise and Vibration Assessment and Construction Noise Management Plan

1 INTRODUCTION

This planning report and assessment of effects is submitted in support of the land use resource consent application by A&L Sargeant Limited ("**The Applicant**"). The Development Site ("**The Site**") relates to the four properties at 147-153 Edgewater Drive, Pakuranga, which are all owned by the applicant. Each of the properties are occupied by a single dwelling, and associated structures, landscaping and vegetation.

The Site is in the suburb of Pakuranga and has frontage to Edgewater Drive to the west and Pakuranga Creek/Tamaki Estuary to the east. The Site is directly bound by the existing Ambridge Rose Manor Retirement Village Facility to the north and residential properties at 2 and 4 Susanne Place to the south. The applicant owns the Ambridge Rose Retirement Village (155-157 Edgewater Drive) and this comprises a single three storey building that wraps around the northern, eastern and southern boundaries, with the vehicle accessway and car parking area located centrally within the Site. The proposed development seeks to demolish all existing buildings and structures and clear the Site to expand the Ambridge Rose Retirement Village and construct two six level apartment buildings (Building A and B) to provide for 51 independent living units. Building A includes a basement level for car parking. The ground floor level within each building contains a range of communal amenities and uses, whilst residential units are proposed to be located on the upper floors. All proposed residential units have been designed so to maximise available outlook and daylight access.

The proposed buildings have been sited to provide a larger setback from the adjoining residential properties located on Susanne Place. High quality landscaping and boundary treatment measures are proposed, including along the Edgewater Drive Street frontage, adjoining residential property boundaries and Pakuranga Creek.

A one-way driveway is proposed providing a single-entry point from Edgewater Drive which provides vehicle access around Building B, and also services Building A, and provides a separate exit point at the southern end of the property. Additional uncovered ground floor level car parking also gains access via this vehicle accessway. The width of the common accessway is 4m, before widening to provide for car parking and manoeuvring. A total of 50 car par park spaces are proposed.

The Site is zoned Residential Mixed Housing Suburban and is not subject to any additional overlays, precincts or area specific controls. The Site is subject to an Airspace Restriction Designation in favour of Auckland International Airport (ID 1102, Protection of aeronautical functions - obstacle limitation surfaces), however, the restriction is significantly elevated above the maximum building height

proposed as part of this application. Auckland Council Geomaps indicate that the Site is located within a Coastal Erosion Hazard Area, noting its proximity to Pakuranga Creek and the adjacent Tamaki Estuary. The properties forming the Site historically have been subject to a Building Line Restriction, however, an application was made to and granted by Auckland Transport to uplift these instruments from the certificate of titles.

In the Auckland Unitary Plan - Operative in Part ("**AUP-OP**") context, Integrated Residential Development (including provision for retirement village activities) in the Mixed Housing Suburban zone requires resource consent for a Restricted Discretionary Activity. New buildings and additions to buildings in the zone have the same activity status that applies to the land use activity (integrated residential development in this case) that the new buildings are designed to accommodate, hence, resource consent for the new buildings is required for a Restricted Discretionary Activity.

The proposal also seeks to infringe the Building Height, Height in Relation to Boundary, Alternative Height in Relation to Boundary, Building Coverage, and Landscaped Area standards for the Residential Mixed Housing Suburban Zone. It is noted that the Building Coverage and Landscaped Area standards are not standards required to be complied with for integrated residential development activities. Compliance is achieved with the Yard Standard and Alternative Height in Relation to Boundary Standard along the key external adjoining southern and southeastern boundaries.

Consent is also sought for a range of reasons relating to earthworks, transport, dewatering and diversion of groundwater, noise and vibration and also for the construction of buildings and stormwater disposal systems within a Coastal Erosion Hazard Area. All of the relevant consent matters are addressed in Section 6 of this application. Overall, the application is to be assessed as a **Restricted Discretionary Activity.**

In terms of the existing environment, it is noted that bundled resource consents BUN60403922 (including LUC60403973 and WAT60403974) have been approved in February 2024 to establish two three storey buildings (both with basement levels) which also formed an extension to the Ambridge Rose Manor Retirement Village and provide 41 independent living units. The approved land use consent also authorised infringements to the Yard Standard due to Building A being located within the Coastal Yard and infringements to the Building Coverage Standard (45.3%%), and Landscaped Area Standard (32%).

Overall, the proposal is considered to have minor adverse effects on the environment and is consistent with and not contrary to the objectives and policies in the National Policy Statement for

Urban Development 2020 ('**NPS-UD**') and the objectives, policies and assessment criteria in the AUP-OP.

The applicant requests that this application be publicly notified.

The following information has been provided in association with the application:

A. Certificates of Title
B. Architectural Plans
C. Design Statement
D. Urban Design Report
E. Landscape Visual Effects Assessment
F. Visual Simulations
G. Landscape Plans
H. Infrastructure Report and Engineering Plans
I. Traffic Assessment
J. Coastal Hazards Assessment
K. Geotechnical Report
L. Lighting Plan
M. Approved Consent BUN60403972
N. Certification from Auckland Transport Uplifting Building Line Restrictions.
O. Proposed Conditions of Consent
P. Signed Written Approval from 157 Edgewater Drive
Q. Construction Noise and Vibration Assessment and Construction Noise Management Plan

This report has been prepared in accordance with the requirements of Section 88 and the fourth schedule of the Resource Management Act 1991 (RMA) and is intended to provide the information necessary for a full understanding of the proposal and any actual or potential effects the proposal may have on the environment.

This report contains the following information:

- A description of the site and surrounding neighbourhood
- A description of the proposed activity
- An assessment of effects of the proposal on the environment; and
- An analysis of the provisions of the RMA and the relevant statutory plan documents

2 THE APPLICANT AND PROPERTY DETAILS

APPLICANT AND PROPERTY DETAILS	
Applicant	A & L Sargeant Limited
Address	147-153 Edgewater Drive Pakuranga, Auckland 2010
Legal Descriptions	147 Edgewater Drive: LOT 143 DP 56698 (CT NA9C/1385) 149 Edgewater Drive: LOT 142 DP 56698 (CT NA9C/1384) 151 Edgewater Drive: LOT 141 DP 56698 (CT NA9C/1383) 153 Edgewater Drive: LOT 140 DP 56698 (CT NA9C/1382)
Site Area	▪ 147 Edgewater Drive: 741m^2 ▪ 149 Edgewater Drive: 716m^2 ▪ 151 Edgewater Drive: 766m^2 ▪ 153 Edgewater Drive: 764m^2 ▪ Total: 2,987m^2
Auckland Unitary Plan: Operative in Part	
Zone	Residential – Mixed Housing Suburban Zone
Precinct	N/A
Overlays	▪ N/A
Controls	▪ Macroinvertebrate Community Index - Urban
Designations	▪ Airspace Restriction Designations - ID 1102, Protection of aeronautical functions - obstacle limitation surfaces, Auckland International Airport Ltd
Council GeoMaps Layers	
Hydrological Catchments	▪ There are no floodplains or overland flow paths that apply across the Site

3 SITE AND LOCALITY DESCRIPTION

3.1 Locality description

The Site is located within the southwestern part of the suburb of Pakuranga, which is located in the eastern part of the Auckland region. The suburb of Pakuranga Heights is located to the east, whilst Highbrook and East Tamaki are located to the south and Mount Wellington to the west, which are all separated by Pakuranga Creek/Tamaki River. The locality of the Site is set out in **Figure 1** below.

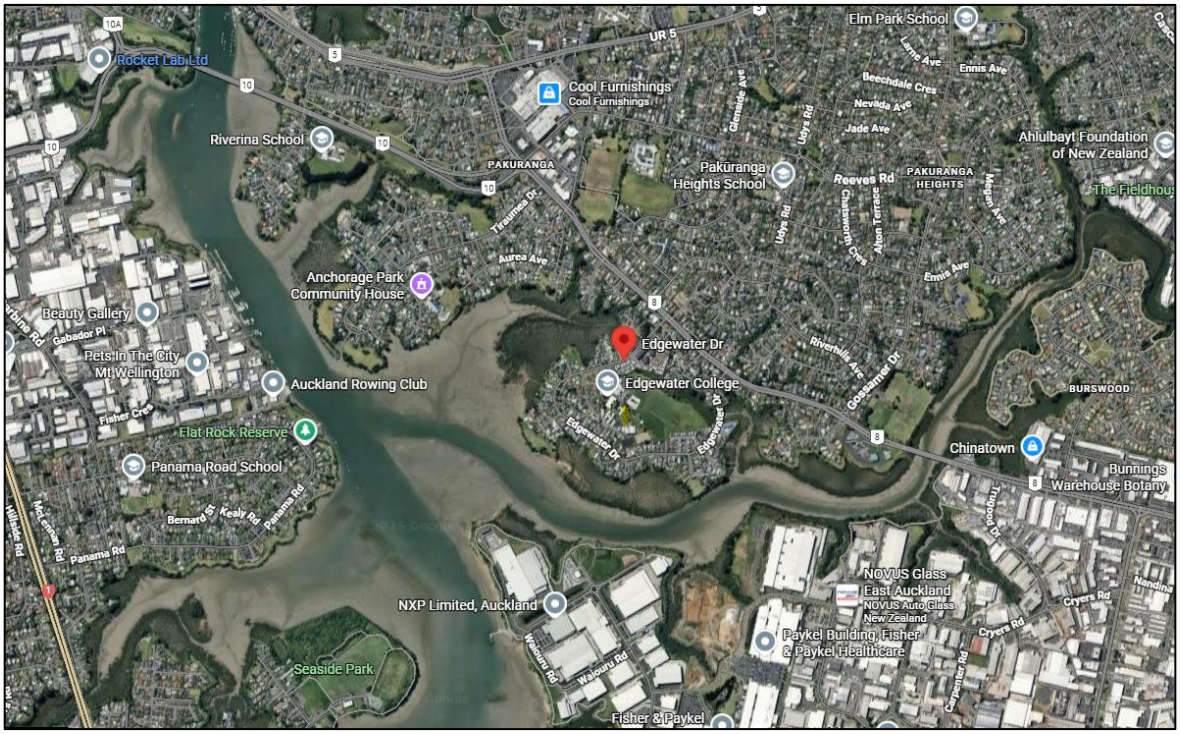

Figure 1: Location Plan

The southwestern part of Pakuranga accommodates Edgewater College (30 Edgewater Drive), a Metlifecare retirement village based on a variety of 1 to 4-storey buildings (14 Edgewater Drive), the existing 2-to-3 storey Ambridge Rose Manor Private Hospital and Rest Home immediately north of the Site (155-157 Edgewater Drive), two coastal areas of Esplanade Reserve, and areas for public recreation in the form of the Edgewater Tennis Court (located within Edgewater College Grounds) and also Raewyn Place Reserve (Part Allotment 30 Parish of Pakuranga). Ti Rakau Drive is located to the northeast of the Site for which notices of requirements and resource consents have been obtained for the AMETI Eastern Busway including two stations in proximity to the Site, including the westbound Koata Station (located approximately 650m from the Site) and the east bound Te Tahi Wai Station (located approximately 550m from the Site). The Edgewater Drive shopping centre is located adjacent

to the Ti Rakau Drive and Edgewater Driver intersection and includes a number of food and beverage and retail offerings. The land is also zoned Business Neighbourhood Centre.

The remaining parts of this southwestern area of Pakuranga predominantly comprise established residential development. The neighbourhood has the characteristics of a 1950's-1990's suburban area, with properties typically having frontage to and serviced from Edgewater Drive. A number of properties have frontage to and access from a small number of cul-de-sacs (Snell Place, Mango's Place, Riverina Avenue, Raewyn Place and Susanne Place) which all gain access via Edgewater Drive. The established residential uses include a mixture of single and two storey standalone, attached and detached dwellings of varying ages and styles, adopting a mixture of brick and weatherboard material palettes. A number of properties in the surrounding locality have also been redeveloped, providing for more intensive duplex and terrace housing typology development arrangements. The locality of the southwestern part of the Pakuranga comprising Edgewater Drive and the above features is set out in Figure 2 below.

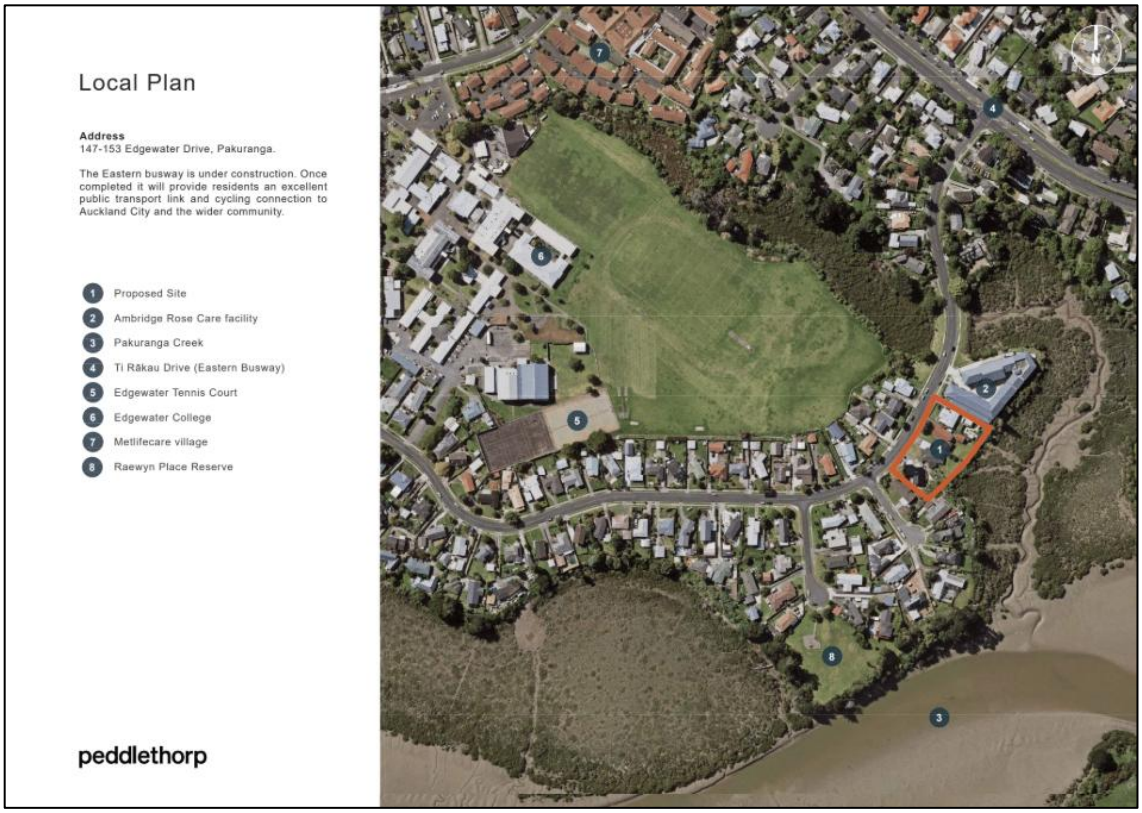

Figure 2: Locality of South Western part of Pakuranga. Source: Design Report

The streetscape levels along the full extent of Edgewater Drive vary. The road carriageway provides for two-way vehicle movements with footpaths on both sides of the road, enabling pedestrian connections and access along the full length of Edgewater Drive. The extent of street trees and

landscaping located within the road corridor is variable, including in the vicinity of the Site where there are no existing street trees. Existing dwellings are typically setback from the street frontages and adopt a mixture of boundary treatments along the street frontage including fencing which is either solid, close boarded and high, or slatted and permeable and lower in height. A number of properties have no boundary fencing to the street and little sense of relationship with the Edgewater Drive street frontage.

In the context of the AUP-OP, the southwestern area of Pakuranga is predominantly zoned Residential – Mixed Housing Suburban, whilst the existing areas of peripheral esplanade reserve located adjacent to Pakuranga Creek and the adjacent Tamaki Estuary are zoned for Open Space – Informal Recreation. Properties located at the northern end of Edgewater Drive which also have frontage to Ti Rakau Drive are zoned Residential Mixed Housing Urban, whilst a small portion of properties located at the northwestern end are also zoned for Residential – Terrace Housing and Apartment Buildings (THAB). The zoning pattern in the context of the Edgewater Drive and Ti Rakau Drive roading corridors is set out in **Figure 3** below.

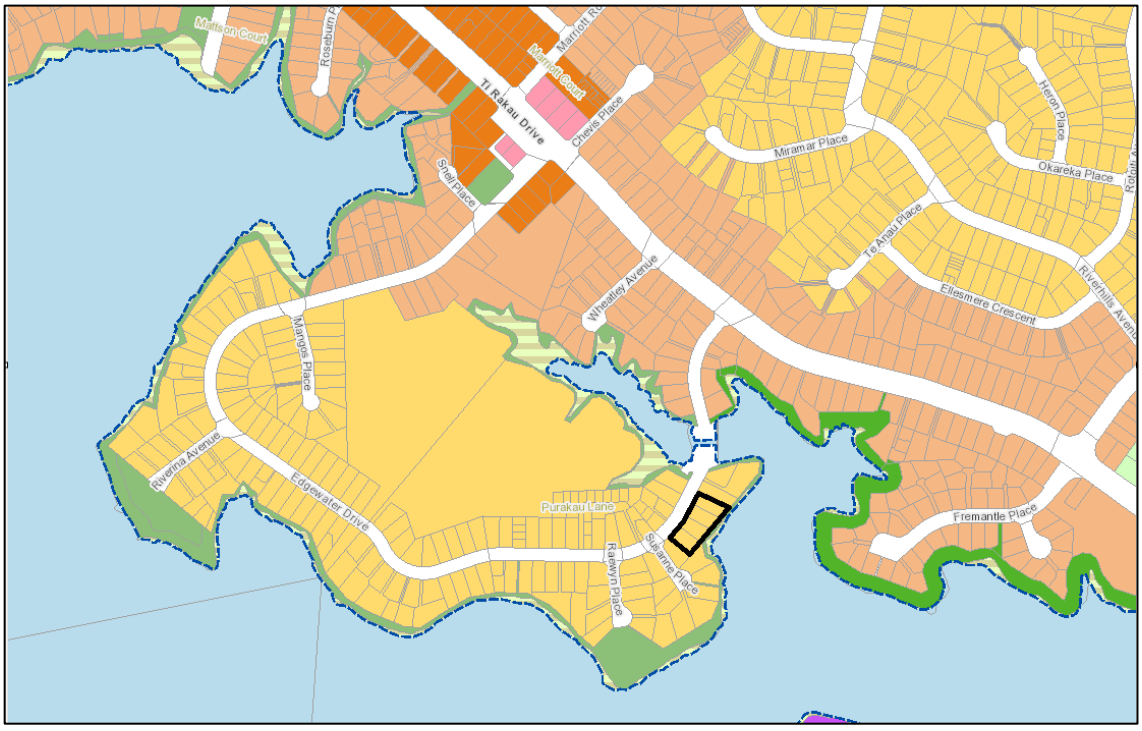

Figure 3: Zoning Pattern along Edgewater Drive and Ti Rakau Drive and the south western end of Pakuranga, with Site outlined in black. Source: Auckland Unitary Plan Maps

3.2 Site Description

The Site comprises four separate properties, which are all owned by the applicant. The freehold properties are between 716m^2 and 766m^2 in total area, each containing a single detached dwelling, as well as accessory buildings such as garages or sheds. The properties are generally flat, sloping steeply up from the street and gently back down towards the Tamaki Estuary. Each property has an existing vehicle crossing and driveway, enabling vehicle access via Edgewater Drive.

These sites immediately adjoin the existing Ambridge Rose Manor Retirement Village to the north, which offers specialist age care facilities. This facility is under the ownership and control of the applicant but held on separate titles at 155 and 157 Edgewater Drive, Pakuranga.

As shown in the locality plan above, the Site has frontage to and is located near the northern extremity of the junction of an unnamed tributary of the Pakuranga Creek, which in turn extends from the Tamaki Estuary, which adjoins the Site to the east. Edgewater Drive adjoins the Site to the west.

3.3 Key Viewpoints of the Site

Viewpoints of the Site looking south down Edgewater Drive, north up Edgewater Drive and looking west towards the Site from the Tamaki Estuary are set out in Figure 4 – 6 below.

Figure 4: View of the Site looking south down Edgewater Drive

Figure 5: View of the Site looking north up Edgewater Drive

Figure 6: View towards the Site as viewed from the east of the Tamaki Estuary.

The Site is zoned Residential Mixed Housing Suburban and is not subject to any additional precincts, or area specific controls. The Site is subject to an Airspace Restriction Designation in favour of Auckland International Airport (ID 1102, Protection of aeronautical functions - obstacle limitation

surfaces). Auckland Council Geomaps indicate that the Site is susceptible to Coastal Stability and Erosion Risk (i.e. located within a Coastal Erosion Hazard Area) noting its proximity to Pakuranga Creek and the Tamaki Estuary. The properties at 147-153 Edgewater Drive historically have been subject to a Building Line Restriction, however, an application was made to and granted by Auckland Transport to uplift these instruments from the certificate of titles.

The Site is set out in Figure 7 below.

Figure 7: Subject Site outlined in blue. Source: Auckland Council Geomaps

In addition to the residential properties at 2 and 4 Susanne Place which directly adjoin the Site to the south and south east a number of other residential properties are located adjacent or in proximity to the Site (i.e. on the opposite side of Edgewater Drive to the west or located at Susanne Place to the south).

3.4 Site Context

A description of the properties located adjacent to or directly adjoining the Site is set out below for completeness. These properties are also outlined in **Figure 8** below.

Figure 8: Adjoining or adjacent properties located at 120-132 Edgewater Drive, and 1-9 Susanne Place. Source: Auckland Council Geomaps

<u>120-132 Edgewater Drive</u>

These properties are located on the western side of Edgewater Drive and typically comprise one to two detached dwellings per site and include dedicated vehicle crossings and driveways providing vehicle access to each dwelling, with parking pads provided adjacent to the street frontage. The private outdoor living areas for the respective dwellings are predominantly located to the northwest/west of the dwellings, or adjacent to the Edgewater Drive street frontage. A number of the dwellings (128A, 130 and 132 Edgewater Drive) have unobstructed outlook to the northwest over the Edgewater College grounds.

1, 3, 5,6, 7, 8 and 9 Susanne Place

These properties are located both the south and north of the cul-de-sac Susanne Place, with 6 Susanne Place directly adjoining 4 Susanne Place to the west. These properties typically comprise one to two detached dwellings per site and included dedicated vehicle crossings and driveways providing vehicle access to each dwelling and with parking pads provided adjacent to the street frontage.

The private outdoor living areas for the dwellings are located either to the north (1 and 3 Susanne Place), north and south (5 Susanne Place), south (7 Susanne Place), east and west (8 and 9 Susanne Place) and east (6 Susanne Place). Dwellings typically have outlook available to both the north and south, whilst 6, 8 and 9 Susanne Place also have unobstructed outlook available to the east over the Tamaki Estuary.

2 and 4 Susanne Place

The properties at 2-4 Susanne Place directly adjoin the Site's southern and eastern boundaries.
2 Susanne Place is a corner site, with frontage to Edgewater Drive and Susanne Place, although the dwelling on-site is orientated to address Susanne Place. There is a pathway leading to the front door of the dwelling and a vehicle crossing and driveway providing access to a car port which accommodates two car park spaces. There is a sleepout/building located adjacent to the adjoining boundary with the site and a garden area and planting forming the private outdoor living area located along the northern and eastern boundaries respectively. There is also existing vegetation along the corner of Edgewater Drive and Susanne Place, screening the dwelling from the public realm. Private outdoor living is also available to the south of the dwelling adjacent to the Susanne Place street frontage, over areas that comprise grassed lawn.

4 Susanne Place directly adjoins the eastern boundary of 2 Susanne Place. There is a single level dwelling located centrally within the site, with outlook available to the north over the Tamaki Estuary and south over Susanne Place. There is also a habitable building/sleepout located in proximity to the site's adjoining eastern boundary. Large parts of the property comprise paved area, with two existing vehicle crossings and driveways providing vehicle access and car parking across the Site. The limited private outdoor living area available is located at the northern end of the property and adjacent to the esplanade reserve area which comprises extensive mature vegetation.

3.5 Existing Ambridge Rose Rest Home and Hospital

The applicant also owns the Sites at 155-157 Edgewater Drive, and this has been developed for a private hospital and rest home, known as the "Ambridge Rose Manor Private Hospital and Rest Home". This features one continuous building that wraps around the site's northern, eastern and southern boundaries, presenting two building ends at the street. The building varies between two and three storeys (due to being slightly excavated into the land), but is considered to be predominantly three storeys, including when viewed from the north.

The two underlying titles which originally comprised that site (155 & 159 Edgewater Drive) were created as part of a 186-lot subdivision in or about 1966, and single dwellings are understood to have existed on both lots until 1994 when they were removed to provide for the original rest home facility on that site, which commenced operation in 1995. This was developed to provide for 23 persons, with 18 persons accommodated in a main care building, and 5 within independent self-contained units. Ambridge Rose Healthcare purchased the rest home facility in August 2002.

Resource consent was approved in 2005 (ES 9041/157) by the former Manukau City Council to extend the facility to enable 31 additional hospital beds. This extension enabled the premises to be further developed to construct a single building that wraps around the north-eastern corner of the abovementioned lots, and along the length of the former eastern boundary (adjacent to 155 Edgewater Drive). This provided for an increase in the number of persons able to be cared for on the site to 51.

The applicant then acquired the site at 155 Edgewater Drive and proceeded with a further extension to the hospital to accommodate a further 52 long-stay hospital beds. This extension was comprised of a new second storey wing along the southern boundary (adjacent to 153 Edgewater Drive). This extension was granted consent by the former Manukau City Council in August 2009 (reference 35569) and has since been constructed.

The facility operates with the assistance of specialised nursing staff who work rotating shifts, with staff numbers varying between a minimum of three to a maximum of nine, throughout the day. The premises have been fully occupied since 2003 to the present day, and the facility operates with a waiting list.

4 BACKGROUND INFORMATION

4.1 Approved Consent

Resource consent (BUN60403972, including LUC60403973 and WAT60403974) was approved on 16 February 2024 across the Site enabling the demolition of all existing structures and the construction of two x three storey buildings (Building A and B) (with both buildings including an additional basement level) as part of a Retirement Village (Integrated Housing Development) across the Site, with associated earthworks and landscaping where:

- Building A provides ground floor communal facilities including: a lounge and dining area, media/library, games room, gym, and spa with supporting office, reception, hair salon and health and well-being services, together with a further 18 independent two or three-bedroom residential units.
- Building B accommodates 23 independent, one-, two- or three-bedroom residential units.

The approved land use consent also authorised infringements to the Yard Standard due to Building A being located within the Coastal Yard and infringements to the Building Coverage Standard (43.5%), and Landscaped Area Standard (32%).

Site Plans and elevations of the approved consent are also set out in **Figure 9-10** below.

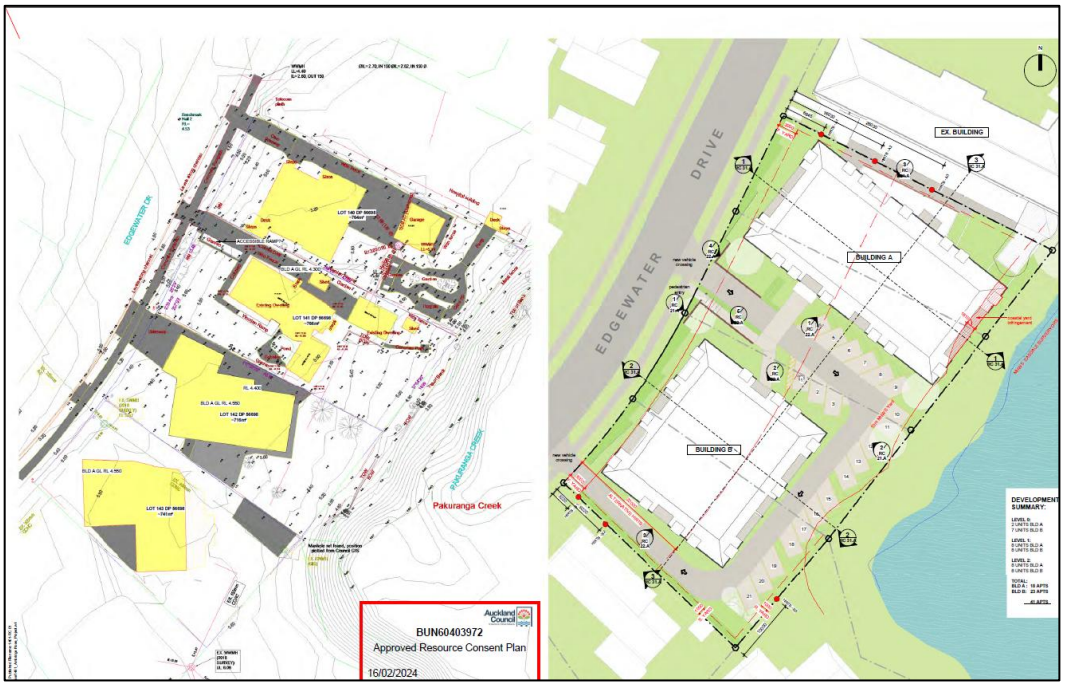

Figure 9: Approved Site Plan BUN60403972

Figure 10: Approved Elevations Enabled through BUN60403972

4.2 Ti Rakau Drive Eastern Busway

Notices of requirement and resource consents for the AMETI Eastern Busway have been approved in recent years, authorising the upgrade of large sections of road between Ti Rakau Drive and Pakuranga Road, which meet the definition of Rapid Transit Network.

The northern portion of the Pakuranga Road upgrades have been completed, whilst the Ti Rakau Drive to Pakuranga Road works are currently under construction, with new vehicle lanes heading north towards Pakuranga and a shared path for pedestrians and cyclists located on the southern side of the road scheduled to open soon along Ti Rikau Drive. Following this, construction work is scheduled to begin on building the busway within the middle of Ti Rakau Drive. Two bus stops (Te Taha Wai Station – eastbound) and Koata Station (westbound) are located approximately 500m-650m from the Site respectively.

Details are set out in **Figure 7** below.

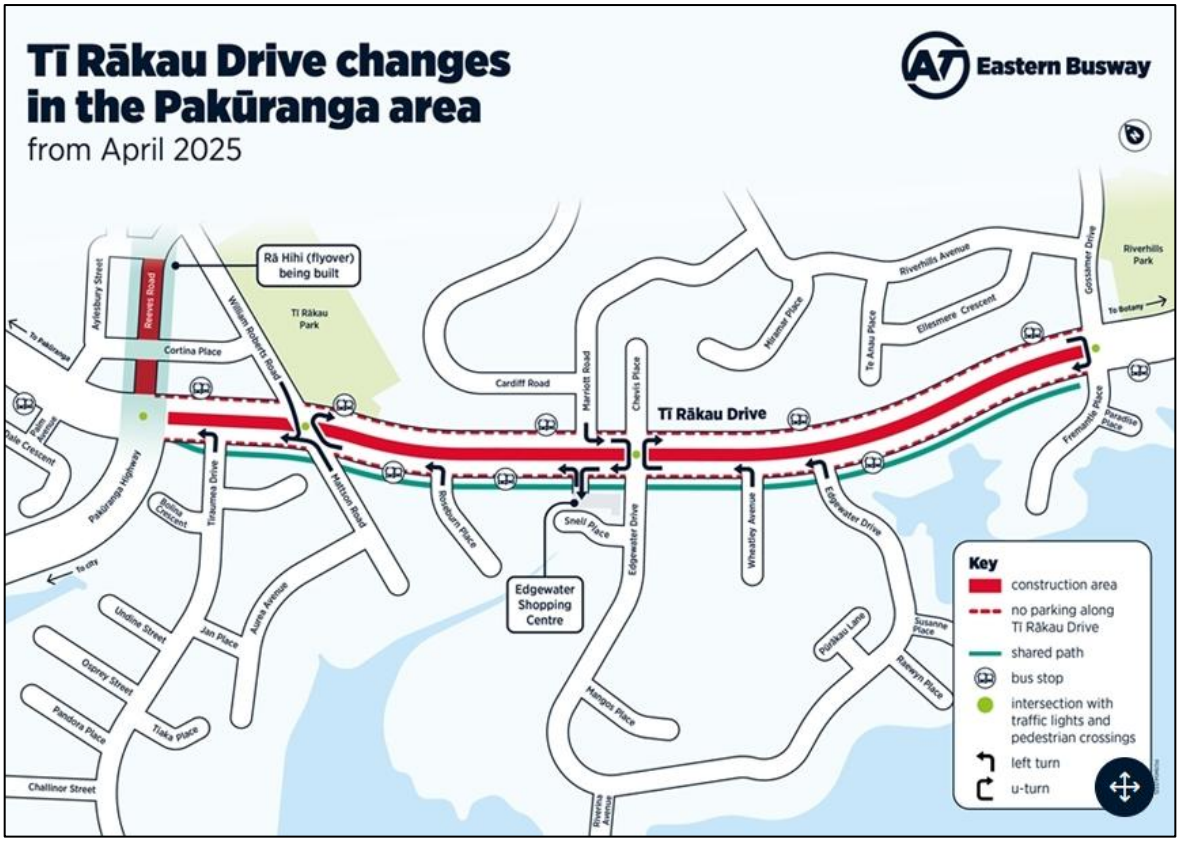

Figure 7: AMETI Eastern Busway Te Rakau Drive Upgrade Works. Source: Auckland Transport/Eastern Busway Website

5 PROPOSAL

5.1 Introduction

The proposed development is set out in the Architectural Drawings and Design Report submitted with the application by Peddle Thorp and contained in **Attachment B** to this application. The Urban Design Report prepared by Ian Munro, Landscape Plans prepared by Second Nature and Landscape Visual Effects Assessment prepared by LA4 are included in **Attachment C – E** to this application respectively.

Other details of the proposal relating to transport, Infrastructure and engineering, coastal hazards and geotechnical matters are set out in the reports/plans that are submitted with the application and comprise the proposal.

For completeness, it is noted that in terms of the future ownership structure, the land and buildings are to be owned by the applicant and the titles for 147-153 Edgewater Drive are to be amalgamated into a single title. A condition of consent has been proffered, this is set out in **Attachment O**.

An Occupation License is granted to residents of the village which gives them the right to occupy independent living units, communal facilities, and to gain support from the broad range of care services offered throughout the Ambridge Rose Manor Retirement Village.

5.2 Overall Layout – Buildings and Landscaping

As set out above, the Site forms a number of contiguous properties which are to be amalgamated into a single title are currently occupied by detached dwelling and associated structures, landscaping and vegetation. It is proposed to demolish all existing dwellings, vehicle crossings and structures and clear the sites to enable the construction of the proposed development.

Two apartment buildings (Building A and B) are proposed to provide for 51 independent living units.

The proposed buildings have been located with a large setback from adjoining residential property boundaries to the southwest. The following key principles have informed the proposed layout and design:

- Building Placement: Building A sites parallel with the adjacent boundary. Building B follows this alignment, allowing for a maximum setback from the adjacent boundaries to be achieved.

- Outlook: The proposed internal layout of apartments is proposed to ensure apartment living spaces maximise available outlook and daylight access in all directions (north, south, east and west). The proposed layout also ensures that outlook between apartment units across Building A and B is minimised.
- Access Routes: A one-way driveway is proposed which provides vehicle access around Building B, which also services Building A. Ground floor car parking is accessed off this driveway. Both buildings also have undercover car parks within their building footprint.
- Pedestrian Routes: The building entries are accessed from the Edgewater Drive street frontage, with a direct legible route provided between the buildings which provides access through to Pakuranga Creek.
- Landscape Treatment: The proposal seeks to maintain a soft, landscaped edge to Pakuranga Creek, increase planting along the Edgewater Drive street frontage and adjoining boundaries.

The layout of the proposed development including Building A and B, and the access and pedestrian arrangement are set out in **Figure 11** below.

Figure 11: Layout of the proposed development. Source: Peddle Thorp Architectural Plans

Details relating to the internal layout and varying uses proposed across both Building A and B are set out as follows:

Building A (Basement and Six levels):

- Basement: 19 car parks, bin storage, bike storage and access (lift and stairwell).
- Ground Floor: 7 car parks, access and storage areas (lift and stairwell), dining/lounge/bar/servery facilities, kitchen and staff facilities, office/reception/sales and entry/waiting areas.
- First floor (Level 1): 5 residential units (ranging size between 88m^2 and 112m^2), access and storage areas (lift/stairwell and services) and a circulation core.
- Second Floor (Level 2): 5 residential units (ranging size between 88m^2 and 112m^2), access and storage areas (lift/stairwell and services) and a circulation core.
- Third Floor (Level 3): 5 residential units (ranging size between 88m^2 and 112m^2), access and storage areas (lift/stairwell and services) and a circulation core.
- Fourth Floor (Level 4): 5 residential units (ranging size between 88m^2 and 112m^2), access and storage areas (lift/stairwell and services) and a circulation core.
- Fifth Floor (Level 5): 4 residential units (ranging size between 112m^2 and 160m^2), access and storage areas (lift/stairwell and services) and a circulation core.

There are 24 units overall within this building, which range in size between 2 and 3 bedrooms and also 88m^2 and 160m^2 in gross floor area.

Building B (Six levels):

- Ground Floor: 13 car parks (including two accessible spaces), Games, Wellness and Flexi facilities, access and storage areas (lift/stairwell and services) and a circulation core.
- First floor (Level 1): Six residential units (ranging in size between 70m^2 and 109m^2), access and storage areas (lift/stairwell and services) and a circulation core.
- Second Floor (Level 2): Six residential units (ranging in size between 70m^2 and 109m^2), access and storage areas (lift/stairwell and services) and a circulation core.
- Third Floor (Level 3): Six residential units (ranging in size between 70m^2 and 109m^2), access and storage areas (lift/stairwell and services) and a circulation core.
- Fourth Floor (Level 4): Five residential units (ranging in size between 70m^2 and 145m^2), access and storage areas (lift/stairwell and services) and a circulation core.
- Fifth Floor (Level 5): Four residential units (ranging in size between 70m^2 and 164m^2), access and storage areas (lift/stairwell and services) and a circulation core.

There are 27 units overall within this building, which range in size between 1-3 bedrooms and also 70m^2 – 164m^2 in gross floor area.

These units can be accessed at grade, or via lift or stairs for the upper levels. It is proposed to incorporate air extract systems for the bathrooms, ensuites, toilets and laundries. An additional 12 uncovered car parks are also proposed adjacent to the accessway.

Materiality

The Design Report and supporting architectural plans prepared by Peddle Thorp detail that a soft, natural palette has been chosen for the proposed development, which also adopts a textured masonry façade to the ground level and apartment floors.

The prominent façade is proposed to be a textured masonry material of a medium to light tone. The upper floor and other façade cladding adopted is proposed to be a power coated aluminium with a vertical groove in a soft grey tone. Window joinery and other features are to be of a darker power coated tone.

Perspectives/renders of the proposed development as viewed from the along the Edgewater Drive street frontage and also as viewed from Pakuranga Creek are set out in Figure 12 -14 respectively.

Figure 12: Proposed development as viewed from Edgewater Drive. Source: Architectural Plans

Comprehensive development signage is also proposed adjacent to the building's entrance, which will assist with way-finding and provide a legible form of entry to the building, as set out in Figure 13 below.

Figure 13: Access and pedestrian routes within the proposed development. Source: Architectural Plans

Figure 14: Proposed development as viewed from Pakuranga Creek to the south. Source: Architectural Plans

Landscaping

A comprehensive open space and landscaping solution is proposed for the Site by Second Nature, as set out in the Masterplan outlined in **Figure 15** below. For full details relating to the Landscape Plans refer to **Attachment G.**

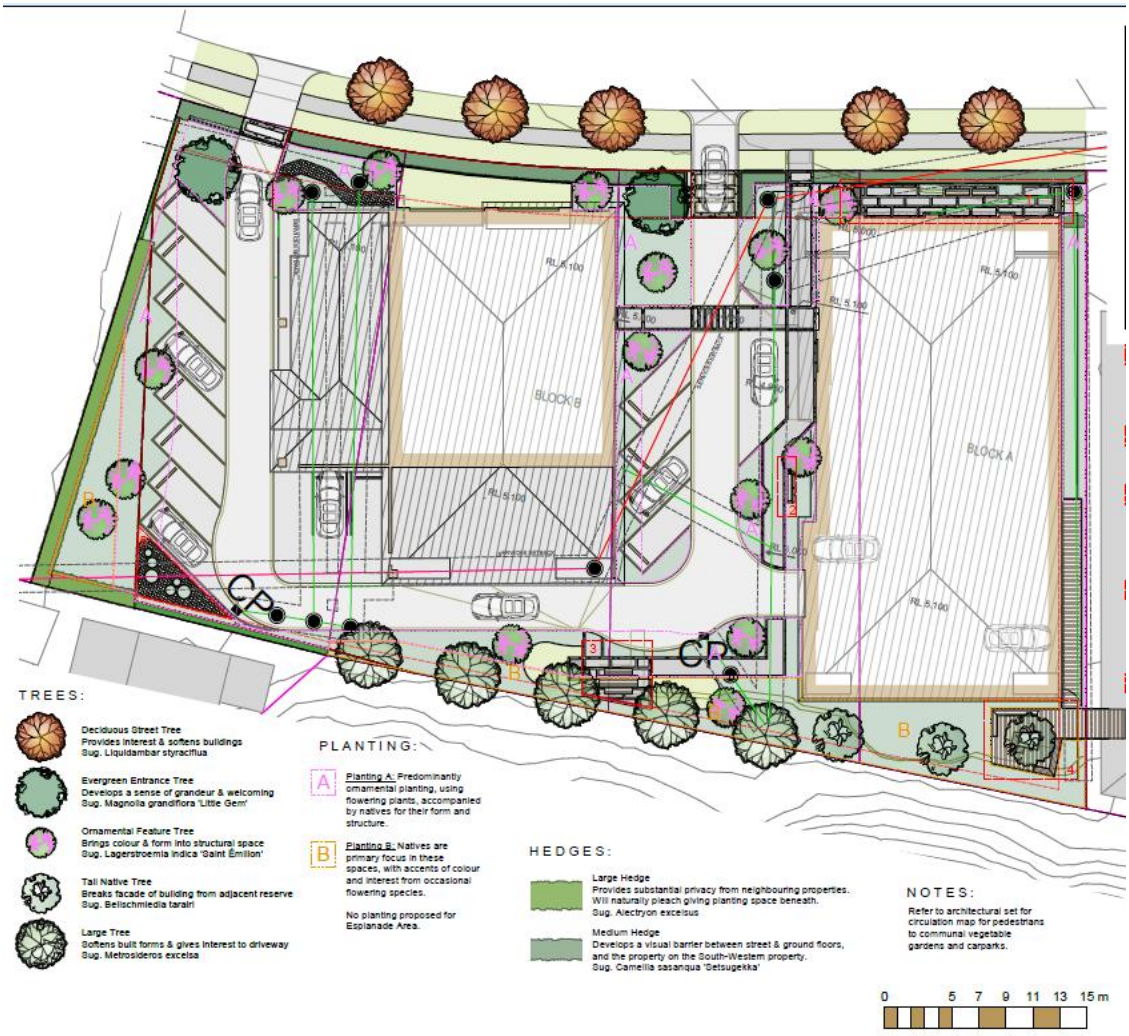

Figure 15: Landscape Masterplan. Source: Second Nature

The proposed landscape arrangement adopts a range of tree species. The following species are proposed across the development:

- Pohutukawa
- Taraire
- Crepe Myrtle

- Liquidambar/American Sweet Gum
- Evergreen Magnolia
- Camelia Hedge
- Titoki Hedge

The landscape plan adopts planting zones which are referred to as Area A, which is predominantly proposed adjacent to car park and access areas and also Area B, which is predominantly proposed adjacent to adjoining boundaries. The Liquidambar trees are proposed to be located within the berm adjacent to the Edgewater Drive road frontage.

Planting Zone A

A range of species are proposed across Planting Zone A including:

- Hydrangea
- Limelight
- Tawhiri Karo
- Lord Howe Wedding Lily
- Coastal Rosemary
- Rengarenga
- Rukuhia Beauty
- New Zealand Mountain Flax
- Little Con
- Autum Bridge Huchera
- Lilty Turf
- Hellebores
- Star Jasmine
- Pratia Alba
- Three Kings Climber

Planting Zone B

A range of species are also proposed across Planting Zone B including:

- Maiden Grass
- Tawhiri Karo

- Bush Pohuehue
- NZ Mountain Flax
- Limelight
- Poor Knights Coprosma
- Veronica Speciosa
- Rengarenga
- Star Jasmine
- Pohuehue – Creeping wire vine

Hedging in the form of larger and medium sized hedging is also proposed across the Site.

Other Landscape/Hardscape Features:

A range of other landscape/hardscape features are also proposed across the Site including:

- Aluminium fin fencing (including gate) along the Edgewater Drive Street frontage. Boundary fencing is also included along the frontage with the esplanade reserve adjacent to Pakuranga Creek.
- Internal accessways are proposed to be treated with black oxide finish with acid etch, for slip resistance.
- Carpark and loading zones propose Firth Holland flow paving with a black sands colour finish.
- A Communal vegetable garden is proposed adjacent to the southwestern boundary.
- A communal BBQ space is proposed adjacent to the southern boundary.
- A viewing platform area is also proposed, adjacent to the southeastern boundary. This is proposed for use by 'care residents' only and is shown from the Care Building, as detailed in the architectural plans. Lawn space is proposed adjacent to the frontage of Block B and Edgewater Drive, and also to the rear of Block B surrounding the communal BBQ space.

5.3 Access and Parking

Primary access to the Site is proposed to be via two one-way vehicle crossings from Edgewater Drive. The width of each vehicle crossing to Edgewater Drive is 3.5m. The width of the common accessway is 4m, before widening to provide for car parking and manoeuvring. The driveway is proposed to be designed and constructed as part the latest driveway standards of Auckland Transport.

A total of 50 parking spaces are proposed to support the 51 independent living units. The car parks have been designed to comply with the relevant parking, access and manoeuvring standards in the

Unitary Plan. The proposed basement for Block B accommodates only 19 spaces and is anticipated to generate a maximum of 4–5 vehicle movements per hour at peak times. In relation to the ground floor car parks proposed to serve both Buildings A and B, it is noted that all 90-degree parking spaces on the ground floor have direct pedestrian access to the main building entries, allowing residents to move safely from their vehicle into the development.

The site layout provides good visibility, slow operating speeds, and short walking distances between parking spaces and building entries, with legible connections provided between entries, communal facilities and parking areas. Traffic calming is proposed at the exit driveway at a point approximately 4m from the property boundary.

Refuse collection is to be provided by a private contractor in accordance with and ancillary to the arrangements for the existing Ambridge Rose Retirement Facility at 155 Edgewater Drive. Waste management for the proposed retirement village is to be controlled by the placement of 4 x 660L wheelie bins located for rubbish and recycling collection. Provision for bin storage for the development is provided within the Building A basement. There is also flexibility for bin storage and other uses to be located within the ground floor of Building B.

5.4 Infrastructure and Servicing

An Infrastructure Report and Engineering Plans have been prepared by Dodd Civil in support of this application and are contained in **Attachment H**. The report addresses existing infrastructure in the area and new infrastructure necessary to service the proposal and has addressed matters relating to earthworks, roading, stormwater, wastewater, water supply and power and utilities.

5.4.1 Earthworks and Sediment Control:

Earthworks are proposed to create the basement carpark, building foundations and finished levels for the Site. The extent of earthworks necessary to enable the proposed development is set out as follows:

Total Area: 3000m^2
Total Volume: 3754m^3
Depth of Excavation: Maximum cut of 4.05m.

The proposed earthworks operation involves topsoil stripping and bulk excavation. There are no significant amounts of filling proposed. All excavated material is proposed to be removed from the Site.

In terms of sediment control measures, the excavation will be below the existing ground level, so sediment runoff is expected to be minimal.

The estimated duration of the earthworks phase of construction is 16 weeks and it is intended that works will be completed within a single earthworks season although they will not be unduly sensitive to being undertaken as winter works if need be. During the initial stages of clearing and excavation, the works area will not be inwardly drained, therefore a super silt fence will be installed along the southeast boundary of the site to capture and treat run-off. The super-silt fence is to remain onsite for the duration of the earthworks.

As the earthworks progress, the works area will become inwardly draining and a pump-sump will pump discharges to a skip and pump-well before pumping to the ground surface via a silt sock for additional treatment. The stormwater outfall will have a filter sock applied to it for further sediment control.

The excavations are proposed to be carried out in three general stages as follows:

Stage 1 operations: Initial excavations to form a platform for the perimeter piling and temporary propping and shorting required.
Stage 2: Excavation of central area for main propping platform. Partial building construction for permanent support.
Stage 3: Final excavations to basement level for Building B.

All earthworks will be undertaken in accordance with Auckland Council's GD05 Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region.

5.4.2 Flooding and Coastal Inundation

Council Geomaps confirms that the Site is not located within a flood plain or flood prone area. There is an overland flow path along Edgewater Drive which is contained within the road reserve.

The Site is located at the southeastern boundary of the Pakuranga Creek stormwater catchment and has limited upstream catchment and is not subject to flooding or undue surface water flow.

The maximum future 1% AEP inundation level for the Waitemata Harbour is commonly set at RL 3.5m which allows for tidal surge and 1.0m of sea level rise. The basement level of 2.1m for Building A will be drained and pumped to the stormwater system. The ground level along the coastal boundary is approximately 4.0m RL and the two proposed building floor levels are both 5.1m RL. The design levels significantly reduces the potential impact from coastal inundation, as Building A is above the mean high water spring level, however it must be noted that Building A is still below the level of storm tides during extreme events.

5.4.3 Roading

The proposed development will not involve any public road works as such except for the installation of two new vehicle crossings and the removal of the existing vehicle crossings located at 147-153 Edgewater Drive respectively.

A driveway and carpark spaces are to be constructed around Building B. An accessway to the basement parking under Building A will link through from the adjacent basement carpark. There are no existing road markings or signage that are required to be modified in order to accommodate the proposed development.

5.4.4 Stormwater

The proposed method of stormwater disposal involves the construction of a new stormwater line that discharges into Pakuranga Creek via a wingwall with riprap protection.

Building A is proposed to be serviced via private stormwater lines and catchpits. These lines will capture surface runoff and discharges from downpipes and discharges into Pakuranga Creek. A stormwater treatment cartridge system is also proposed to be provided for treatment of contaminated stormwater. The infrastructure proposed for Building A will also capture partial roof water from Building B.

Building B roof runoff and surface water within the Site is to be captured via private stormwater lines and catchpits. A stormwater treatment device is also proposed for water quality treatment. The existing public 300mm diameter stormwater line that currently runs through 147 Edgewater Drive is

proposed to be abandoned as it in poor condition along with the manholes at either end. The upstream manhole is proposed to be removed and replaced with a new 1500mm diameter stormwater manhole (SMH 1-2). Twin 450mm diameter pipes are to be installed to replace the 300mm diameter line. The 300mm diameter line was severely under capacity, hence the need to upgrade to twin 450mm diameter pipes. The private infrastructure and the public line is proposed to discharge into a newly created public outfall (Outfall 2).

5.4.5 Wastewater

The proposal seeks to divert the existing wastewater line around the proposed Building A and to provide a new 150mmØ diameter wastewater connection for the proposed Building A and B. This involves installing a new public manhole over the existing line between Building A and B, constructing the new wastewater main around Building A and connecting it into the existing public pipeline (via a manhole) in Lot 139. The pipes and manhole no longer in use under Building A are to be removed. The existing line that enters the Site from the northern neighbouring property is proposed to be capped back and sealed at the boundary.

5.4.6 Water Supply

The Infrastructure Report sets out that there is an existing 100mm diameter public watermain in the berm on the opposite side of Edgewater Drive, as well as a 50mm diameter watermain in the berm closest to the Site.

The proposed development seeks to service the proposed buildings from the existing water supply lines within the neighbouring property at 155-157 Edgewater Drive. Two separate connections are proposed to provide potable water and firefighting flows independently. No upgrade to the watermain is necessary or proposed as part of this application.

5.5 Construction

A Construction Noise and Vibration Assessment and Construction Noise and Vibration Management Plan have been prepared by Earcon in support of this application which are contained in **Attachment Q** and should be referred to in full.

A range of construction related works are proposed as part of the application relating to the requirement of piling for retention and foundation piles proposed using either CFA's or additional augering rigs/attachments, in addition to site wide cut and fill operations and compacting.

The Acoustic Report has recommended the installation of a 2m high boundary fencing along the southern boundaries with occupied receiver, 4m high boundary fencing along the Site's northern boundary during excavation and piling works. This arrangement is set out in Figure 16 below.

Figure 16: Proposed acoustic fencing which is to remain in place until foundations are established. Source: Earcon Construction Noise and Vibration Assessment

Further details relating to construction management and construction traffic are able to be addressed through conditions of consent proposed by the applicant in support of this application.

6 CONSENT REQUIREMENTS

6.1 Introduction

Without limiting this application being for all necessary resource consents triggered by the proposal, resource consent appears to be required for at least those matters identified below. Resource consent is being sought to enable the proposal (as described in this report and supporting material) and the application intends to include all necessary consents for those activities to occur. The list of reasons for consent may not be an exhaustive list and if further consent matters identified post-lodgement of the application, those should also be considered as forming part of this application.

6.2 Auckland Unitary Plan – Operative in Part ("the Unitary Plan")

The following tables contains an assessment of the proposal against the relevant Unitary Plan provisions, including those of the Mixed Housing Suburban Zone, and Auckland-wide provisions relating to dewatering and diversion of groundwater, land disturbance, transportation, and natural hazards.

CHAPTER H4 – RESIDENTIAL MIXED HOUSING SUBURBAN	
H4.4 Activity Table	**Comment**
(A8) Integrated Residential Developments are a Restricted Discretionary Activity subject to compliance with the following standards: ▪ Standard H4.6.4 Building Height ▪ Standard H4.6.5 Height in Relation to Boundary ▪ Standard H4.6.6 Alternative Height in Relation to Boundary ▪ Standard H4.6.7 Yards	The proposal seeks consent to provide for an Integrated Residential Development activity (retirement village) that complies with the Alternative Height in Relation to Boundary and Yard Standards. Resource consent is required for a **Restricted Discretionary Activity.**
(A33) New buildings and additions to buildings which do not comply with H4.6.5 Height in relation to boundary but comply with H4.6.6 Alternative height in relation to boundary are a Restricted Discretionary Activity.	The proposed development including Building A and B do not comply with Standard H4.6.5 Height in relation to boundary but complies with H4.6.6 Alternative height in relation to boundary along the adjoining southeastern boundary with 2 and 4 Susanne Place. The

	proposal results in an infringement along the adjoining boundary with 155 and 157 Edgewater Drive. Resource consent is required for a **Restricted Discretionary Activity**.
(A34) New Buildings and additions. The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate are a Restricted Discretionary Activity	Building A and B are proposed as part of this application which form part of an Integrated Residential Development. Resource consent is required for a **Restricted Discretionary Activity**.
H4.6 Mixed Housing Suburban Zone Standards	**Compliance**
H4.6.4 Building Height 8m (plus 1m for 50% of a sloping roof)	**Infringement** – The proposal seeks to construct Building A and B which are both six levels and 20.41m in height which exceed the permitted height limit, over a length of 35.4m for Building A and 25m for Building B. Resource consent is required under Rule C1.9(2) to infringe this standard which is a **Restricted Discretionary Activity.**
H4.6.5 Height in relation to boundary 2.5m plus 45° along side and rear boundaries. The standard does not apply to existing or proposed internal boundaries within a site. Exceptions for gable ends apply (not greater than 1.5m^2 in area and 2.5m^2 in length).	**Infringement** – It is noted that both Building A and B infringe this Standard, with the following maximum infringements proposed across A and Building B: <u>Building A:</u> Up to 15.6m in height over a length of 36.61m. -10.726m in height x 15.174m in length (adjacent to Pakuranga Creek) <u>Building B:</u>

	- Up to 1.62m in height over 5.38m in length. - Up to 1.86m in height over 16.81m in length. - 9.6m in height x 18.37m in length (adjacent to Pakuranga Creek) Resource consent is required under Rule C1.9(2) to infringe this standard which is a **Restricted Discretionary Activity.**
H4.6.6 Alternative height in relation to boundary within the MHS zone • Buildings within 20m of the site frontage must not exceed a height of 3.6m measured vertically above ground level at side and rear boundaries. • Thereafter, buildings must be set back one metre and then 0.3m for every additional metre in height (73.3 degrees) up to 6.9m and then one metre for every additional metre in height (45 degrees) as shown in Figure H4.6.6.1 Alternative height in relation to boundary below	**Infringement –** Building B complies with the Standard, whilst Building A which is located in proximity to the adjoining property at 155-157 Edgewater Drive owned by the applicant results in an infringement to this Standard: Building A: 13.91m-15.75m in height over a length of 36.61m. Resource consent is required under Rule C1.9(2) to infringe this Standard which is a **Restricted Discretionary Activity.**
H4.6.7 Yards (Minimum Setbacks) Front: 3.0m Side and Rear: 1.0m Coastal: 10m This control does not apply where there is an existing common wall or where a common wall is proposed.	**Complies –** All buildings and structures proposed are located outside of the Front, Side and Rear Yards. A small portion of the proposed accessway (which follows the alignment of the accessway authorised through BUN60403972) is located within the Coastal Yard, however, this is not considered to result in a technical non-compliance.
H4.6.8 Maximum Impervious Area 60% of the net site area	**Complies –** A total maximum impervious area of 58% or 1,729m^2 is proposed.

	Note: This standard is not required to be complied with for integrated residential development, however the standard has been considered here as part of the assessment later in this report
H4.6.9 Building Coverage 40% of the net site area	Complies – A total building coverage of 43.5% or 1299m^2 is proposed. Resource consent is required under Rule C1.9(2) to infringe this standard which is a Restricted Discretionary Activity. Note: This standard is not required to be complied with for integrated residential development, however the standard has been considered here as part of the assessment later in this report.
H4.6.10 Landscaped Area Minimum landscaped area of 40% of the net site area At least 50% of the area of the front yard must comprise landscape area	Infringement – A total landscaped area of 32% or 942m^2 is proposed. Resource consent is required under Rule C1.9(2) to infringe this standard which is a Restricted Discretionary Activity. Note: This standard is not required to be complied with for integrated residential development, however the standard has been considered here as part of the assessment later in this report.
H4.6.11 Outlook Space Principal living room - 6m depth, 4m width Principal bedroom - 3m depth, 3m width Other habitable rooms - 1m depth, 1m width.	Infringement – A number of the proposed residential units provide principal living room outlook through wintergardens. All other units with outlook available other than from wintergardens comply with outlook space requirements for principal living rooms and principal bedrooms.

	Note: This standard is not required to be complied with for integrated residential development, however the standard has been considered here as part of the assessment later in this report
H4.6.12 Daylight Within the same site, where the proposed building contains principal living or bedroom windows, that part of the building higher than 3m opposite another building is limited in height to twice the distance between the two walls for a length defined by a 55° arc from the centre of the window. This standard does not apply to development opposite the first 5m of a building which faces the street, measured from the front corner of the building.	**Complies** – The Site Long Section (shown on Drawing RC-3-200) demonstrates that the layout of Building A and B achieves compliances with the requirements of the Daylight Standard. Note: This standard is not required to be complied with for integrated residential development, however the standard has been considered here as part of the assessment later in this report
H5.6.13 Outdoor Living Space 1. Dwelling must have an outdoor living space that is at least 20m^2 that comprises ground floor and / or balcony / roof / terrace space that: ▪ has no dimension less than 4m and has a gradient not exceeding 1 in 20; and / or ▪ where provided in the form of a balcony, patio or roof terrace is at least 5m^2 with a minimum dimension of 1.8m; and ▪ is directly accessible from the dwelling; and ▪ is free of buildings, parking spaces, servicing and manoeuvring areas	**Infringement –** Whilst the private outdoor living spaces have been designed to meet the minimum size requirements for one and two bedroom units, however, owing to the configuration of these spaces which are winter gardens, they are technically enclosed, and result in a technical infringement for each of the proposed units.
2. Where the entire dwelling is above ground level, it must have outdoor living space in the form of a balcony, patio or roof terrace that: ▪ (one-bedroom dwelling) is at least 5m^2 and has a minimum dimension of 1.8m; or ▪ (two-or-more bedroom dwelling) is at least 8m^2 and has a minimum dimension of 1.8m; and	Note: This standard is not required to be complied with for integrated residential development, however the standard has been considered here as part of the assessment later in this report.

▪ Is directly accessible from the dwelling; and ▪ Except that a balcony or roof terrace is not required where the net internal floor area of a dwelling is at least 35m^2 for a studio and 50m^2 for a dwelling with one or more bedrooms 3. Where outdoor living space required by this standard is provided at ground level, and is located to the south of any building located on the same site, the southern boundary of that space must be separated from any wall or building by at least 2.0m + 0.9(h), where (h) is the height of the wall or building. For the purpose of this rule, south is defined as between 135 and 225 degrees.	
H4.6.14 Fences and walls Fences / walls must not exceed the following heights: Within the front yard, either: ▪ 1.2m; or ▪ 1.8m for no more than 50% of the site frontage and 1.2m for the remainder; or ▪ 1.8m if the fence is at least 50% visually open Within side and rear yards: 2.0m	**Complies** – Boundary fencing up to 1.2m in height is proposed along front, side and rear boundaries. Fencing up to 2m in height is also proposed along the adjoining boundaries with 2 and 4 Susanne Place. Note: This standard is not required to be complied with for integrated residential development, however the standard has been considered here as part of the assessment later in this report.
H4.6.15 Minimum Dwelling Size Studio - 30m^2 1 bedroom or more - 45m^2	**Complies-** All of the proposed units exceed the 45m^2 minimum dwelling size requirements with units ranging in size between 70m^2 and 164m^2 in total area. Note: This standard is not required to be complied with for integrated residential development, however the standard has been considered here as part of the assessment later in this report

H4.6.16 Rainwater Tanks Rainwater tanks must not be located: (a) in a riparian, lakeside or coastal protection yard unless less than 1m in height, or wholly below ground level; (b) in a front yard, unless they are at least 1.5m from the front boundary and are a maximum height of 1m. (c) forward of any street facing or private vehicle access building façade, unless they are at least 1.5m from the boundary and are a maximum (d) clause (c) does not apply (i) to sites with (or proposed to have) three or less dwellings; (ii) to a rear service lane where the dwellings have frontage to a public street. (2) Rainwater tanks located within any required outlook area must be no higher than 1m. (3) Rainwater tanks located within the required 20m^2 outdoor living space with minimum dimensions of 4m must be installed wholly below ground level (4) Rainwater tanks (excluding any pipework) must not exceed 3 m in height in a rear or side yard. (5) Any overflow from the rainwater tank must discharge to the existing authorised stormwater system for the site	**N/A –** No rainwater tanks are incorporated as part of the proposed development. Note: This standard is not required to be complied with for integrated residential development, however the standard has been considered here as part of the assessment later in this report.

E7- TAKING, USING, DAMMING AND DIVERASION OF WATER AND DRILLING	
E7.4.1 Activity Table	**Compliance**
(A20) Dewatering or ground level control associated with the associated with a groundwater diversion authorised as a restricted discretionary activity under the Unitary Plan, not meeting permitted activity standards or is not otherwise listed.	The proposal necessitates infringements to dewatering standards E27.6.1.6(2) and E27.6.1.6(3). Resource consent is required as this is a **Restricted Discretionary Activity**.
(A28) The diversion of groundwater caused by any excavation (including trench) or tunnel that does not meet the permitted activity standards	The proposal necessitates infringements to diversion of groundwater standards E7.6.1.10(3), E7.6.1.10(4) and E27.6.1.10(5A).

or not otherwise listed is a Restricted Discretionary Activity.	Resource consent is required as this is a **Restricted Discretionary Activity.**
E7.6. Standards	**Compliance**
E7.6.1.6 Dewatering or groundwater level control associated with a groundwater diversion permitted under Standard E7.6.1.10, all of the following must be met:	
E7.6.1.6(1) The water take must not be geothermal water;	**Complies** – There is no evidence of geothermal activity occurring at the Site.
E7.6.1.6(2) The water take must not be for a period of more than 10 days where it occurs in peat soils, or 30 days in other types of soil or rock; and	**Infringement –** The basement walls of Building A will likely be permanently drained. Resource consent is required under Rule E7.4.1(A20) as set out above.
E7.6.1.6(3) The water take must only occur during construction.	**Infringement –** The basement walls of Building A will likely be permanently drained. The water take due to the construction of the stormwater and wastewater infrastructure is likely only temporary (i.e. occurring during their construction). Resource consent is required under Rule E7.4.1(A20) as set out above.
E7.6.1.10 Diversion of groundwater caused by any excavation (including trench) or tunnel	
E7.6.1.10(3) The natural groundwater level must not be reduced by more than 2m on the boundary of any adjoining site.	**Infringement** – There is a risk that the drawdown at the boundary is more than 2m. Resource consent is required under Rule E7.4.1 (A28) as set out above.
E7.6.1.10.(4) Any structure, excluding sheet piling that remains in place for no more than 30 days, that physically impedes the flow of groundwater through the site must not: (a) Impede the flow of groundwater over a length of more than 20m; and	**Infringement** – The length of the basement exceeded 20m and may extend more than 2m below the natural groundwater level. Resource consent is required under Rule E7.4.1 (A28) as set out above.

(b) extend more than 2m below the natural groundwater level.	
E7.6.1.10(5a) The distance to any existing building or structure (excluding timber fences and small structures on the boundary) on an adjoining site from the edge of any: (a) trench or open excavation that extends below natural groundwater level must be at least equal to the depth of the excavation;	**Infringement** – The basement excavations are expected to have excavation depths greater than the offset at the northern and western sides. Resource consent is required under Rule E7.4.1 (A28) as set out above.

E8- STORMWATER DISCHARGE AND DIVERSION	
E8.4.1 Activity Table	**Compliance**
	The Infrastructure Report confirms that whilst stormwater discharge is proposed to occur into the coastal environment of Pakuranga Creek and the Tamaki Estuary through the installation of two proposed outfalls, this is authorised by the existing Global Network Discharge Consent and a further consent is not required.

E12- LAND DISTURBANCE - DISTRICT	
E12.4.1 Activity Table	**Compliance**
(A6) Earthworks greater than 2,500m^2 in a residential zone are a Restricted Discretionary Activity	Earthworks over a total area of 3002m^2 are necessary to enable the proposed development. Resource consent is required as this is a **Restricted Discretionary Activity.**
(A10) Earthworks greater than 2,500m^3 in a residential zone are a Restricted Discretionary Activity.	Earthworks over a total volume of 3,827m^3 are proposed as part of this application. Resource consent is required as this is a **Restricted Discretionary Activity.**
E23 SIGNAGE	

E23.4.1 Activity Table	Compliance
(A53) Comprehensive development signage, including amendments or additions to existing approved comprehensive development signage is a Restricted Discretionary Activity	Comprehensive signage is proposed adjacent to the entrance of the development which requires consent for a **Restricted Discretionary Activity.**
AUCKLAND-WIDE: E25 NOISE AND VIBRATION	
E25.4.1 Activity Table	**Compliance**
(A2) Activities that do not comply with a permitted are a Restricted Discretionary Activity	The proposed construction works result in infringements to the construction noise (E25.6.27) and vibration (E25.6.30) standards in Chapter E25. Resource consent is required as this is a **Restricted Discretionary activity.**
E25.6 Standards	**Compliance**
E25.6.27 Construction Noise levels in all zones except the Business- City Centre Zone and Business- Metropolitan Centre Zone (3) For a project involving a total duration of construction work that is less than 15 calendar days, the noise levels in Table E25.6.27.1 Construction noise levels for activities sensitive to noise in all zones except the Business – City Centre Zone and the Business – Metropolitan Centre Zone and Table E25.6.27.2 Construction levels for noise affecting any other activity above may be increased by 5dB in all cases 4) For a project involving a total duration of construction work that is more than 20 weeks the noise limits in Table E25.6.27.1 Construction noise levels for activities	**Infringement** – The Acoustic Assessment notes the following potential exceedances during piling works: • Option 1: Continuous Flight Auger (CFA): - 157 Edgewater Drive: Up to 75dB LA_{EQ} and 90 dB LA_{MAX} for approximately 1 week. • Option 2: Augering attachment on excavator - 157 Edgewater Drive: Up to 78dB LAeq and 95dB LAmax for circa 1 week at any receiver reducing to 73-75dB LAeq and 90dB LAmax for a further 1 week - 132, 130, 128 Edgewater Drive: Up to 75dB LAeq and 90dB LAmax for circa 1 week at any receiver reducing to 70-73dB LAeq and 90dB LAmax for a further 1 week

Time of week	Time Period	Maximum noise level (dBA)	
		Leq	Lmax
Weekdays	6:30am – 7:30am	60	75
	7:30am – 6:00pm	75	90
	6:00pm – 8:00pm	70	85
	8:00pm – 6:30am	45	75
Saturdays	6:30am – 7:30am	45	75
	7:30am – 6:00pm	75	90
	6:00pm – 8:00pm	45	75
	8:00pm – 6:30am	45	75
Sundays and public holidays	6:30am – 7:30am	45	75
	7:30am – 6:00pm	55	85
	6:00pm – 8:00pm	45	75
	8:00pm – 6:30am	45	75

sensitive to noise in all zones except the Business – City Centre Zone and the Business – Metropolitan Centre Zone and Table E25.6.27.2 Construction noise levels for noise effecting any other activity above pay be decreased by 5dB in all cases..	- 126 Edgewater Drive, 2, 4 Susanne Place: Up to 73dB LAeq and 90dB LAmax for circa 1 week During Earthworks (for up to 1 week at any receiver): • Up to 73dB LAeq and 90dB LAmax at 157 Edgewater Drive, 2, 4 Susanne Place. All other works • Can be managed within the compliance limit of 70dB LAeq and 85dB LAmax at all other receivers during all other works. Resource consent is required under Rule E25.4.1 (A2) as set out above as this is a Restricted Discretionary Activity.
E25.6.30 Vibration (1) Construction and demolition activities must be controlled to ensure any resulting vibration does not exceed: a)the limits set out in German Industrial Standard DIN 4150-3 (1999): Structural vibration – Part 3 Effects of vibration on structures when measured in accordance with that Standard on any structure not on the same site; and b) the limits in Table E25.6.30.1 Vibration limits in buildings in any axis when measured in the corner of the floor of the storey of interest for multi-storey buildings, or within 500mm of ground level at the foundation of a single storey building.	Infringement – The Acoustic Assesment notes compliance with amenity levels of 2mm/s at all occupied recievers, other than: • Vibration levels may during up to 3 days of augering reach up to circa 3mm/s at 157 Edgewater Drive. • Vibration levels may during up to 3 days of augering reach up to circa 3mm/s at 157 Edgewater Drive. • Vibration levels may during up to 3 days of compacting reach up to circa 4mm/s at 157 Edgewater Drive and up to 3m/s at 2, 4 Susanne Place.

Receiver	Period	Peak Particle Velocity Limit
Occupied activity sensitive to noise	Night – time 10pm to 7am	0.3 mm/s
	Daytime 7 am to 10pm	2 mm/s
Other occupied buildings	At all times	2 mm/s

Table 5 - Referencing Table E25.6.30.1 of the AUP

Works generating vibration for three days or less between the hours of 7am to 6pm may exceed the limits in Table E25.6.30.1 Vibration limits in buildings above, but must comply with a limit of 5mm/s peak particle velocity in any axis when measured in the corner of the floor of the storey of interest for multi-storey buildings, or within 500mm of ground level at the foundation of a single storey building, where:

i. all occupied buildings within 50m of the extent of the works generating vibration are advised in writing no less than three days prior to the vibration-generating works commencing; and

ii. the written advice must include details of the location of the works, the duration of the works, a phone number for complaints and the name of the site manager

Resource consent is required under Rule E25.4.1 (A2) as set out above as this is a **Restricted Discretionary Activity.**

AUCKLAND-WIDE: E27 - TRANSPORT	
E27.4.1 Activity Table	**Compliance**
(A2) Parking, loading and access which is an accessory activity, but which does not comply with the standards for parking, loading and access is a Restricted Discretionary Activity.	The proposed development necessitates infringements to Standard E27.6.4.2 and E27.6.4.4 relating to access. Resource consent is required under Rule E27.4.1(A2) for a Restricted Discretionary Activity.
E27.6 Standards	**Compliance**
	The following non-compliances are proposed as part of this application, whilst a full assessment of all other relevant standards is contained in the Traffic Assessment which forms **Attachment I** to this proposal.

E27.6.4.2 Width and number of vehicle crossings (151) vehicle crossings that serve 10 or more parking spaces will have a maximum width of 6.0m at the boundary for two-way vehicle crossings.	**Infringement -** Two one-way 3.5m wide vehicle crossings are proposed which provide entry and exit to 50 at-grade parking spaces. Resource consent is required under Rule E27.4.1(A2) as set out above.
E27.6.4.4 Gradient of Vehicle Access (3) All vehicle accesses must be designed so that where the access adjoins the road there is sufficient space onsite for a platform so that vehicles can stop safely and check for pedestrians and other vehicles prior to exiting, where the platform must have a maximum gradient no steeper than 1 in 20 (5 per cent) and a minimum length of 4m for residential activities and 6m for all other activities.	**Infringement -** The entry vehicle crossing will have a gradient of 1 in 12 raising up to a level platform followed by another 1 in 12 platform. Resource consent is required under Rule E27.4.1(A2) as set out above.
AUCKLAND-WIDE: E36 – NATURAL HAZARDS AND FLOODING	
E36.4.1A Activity Table	**Compliance**
Activities on land in coastal hazard areas	
(A58) Activities where natural hazard risk is potentially tolerable in accordance with Table E36.3.1B.1 in coastal inundation hazard area 2 and 3 are a Discretionary Activity.	The Coastal Assessment and Further Response prepared by 4D Environmental has confirmed that the Site is subject to coastal inundation hazard area 2 and 3 areas. Resource consent is required as this is a **Discretionary Activity**.
(A68) Stormwater pipes or soakage fields on land in the coastal hazard areas (i.e. Coastal Inundation Hazard Area 2) is a Restricted Discretionary Activity.	The proposed development involves the construction of infrastructure (stormwater structures) within coastal inundation hazard 2 and 3 areas, which requires consent for a **Restricted Discretionary Activity**.

6.3 Plan Change 79 Assessment

A decision on Plan Change 79 ("**PC79**") was approved on 9 August 2024 which makes amendments to the AUP relating to the requirement for accessible parking, addressing safety issues for on-site loading/un-loading, catering for greater use of bicycles and enabling on-site electric vehicle charging. It also prioritises pedestrian access and safety along shared driveways in residential zones (including providing adequate lighting) and ensuring heavy vehicles can safely enter and exit shared driveways. It also enables assessments of the trip generation effects of development/land uses on the function and efficient operation of the transport network.

An assessment of Plan Change 79 has been undertaken against the proposal, whilst noting that the PC79 is subject to a number of appeals which have been filed in opposition of the decision. A full assessment against PC79 is set out in the Transport Assessment prepared by Traffic Planning Consultants and should be referred to in full. For completeness, it is noted that full compliance is achieved with PC79.

6.3.1 Plan Change 79 Compliance

An assessment of the PC79 provisions including within Chapter E24- Lighting, E27-Transport and E38-Subdivision-Urban of the AUP-OP is set out as follows:

E24 -Lighting

Standard E24.6.2 – The standard applies where more than 10 parking spaces are proposed which are likely to be used during nighttime hours. **Complies**- Lighting is proposed adjacent to the accessway and the above ground car park areas, as set out in the Lighting Plan contained in **Attachment L**. The proposed development complies with this Standard.

E27 – Transport

The Transport Assessment has undertaken an assessment of the relevant PC79 standards contained within Chapter E27 which confirms full compliance with the exception of Standard E27.6.6(5) where a technical infringement I sought given that no pedestrian separated access is proposed/provdied adjacent to any of the proposed parking spaces.

Resource consent is required under Rule C9(2) to infringe this standard which is a **Restricted Discretionary Activity.**

E38 – Subdivision – Urban

No subdivision is proposed as part of this application. Hence, the Chapter E38 provisions referenced in PC79 are not relevant.

Summary

It is noted that whilst the decision for Plan Change 79 has been released, it is subject to numerous appeals which are yet to be resolved. As a result, some weight can be given to the PC79 provisions, but not the full weight and the Auckland Unitary Plan can be given greater weight on balance given that the provisions in Chapter E27- Transport are fully operative.

6.4 Permitted Activities

Schedule 4 of the RMA requires that where an application is relying on a permitted activity as part of the proposal, a description of the permitted activity that demonstrates that is complies with the requirements, conditions and permissions for the permitted activity must be provided. There are no permitted activities being relied upon for the purposes of this application.

6.5 Reasons for consent conclusion

Overall, resource consent for a **Restricted Discretionary Activity** is required.

7 ENVIRONMENTAL EFFECTS ASSESSMENT

The following assessment is an analysis of both positive and negative actual and potential effects arising from the proposal.

It is noted that due to the consent matters sought through this application, the following matters of discretion are relevant and have informed the assessment of character, amenity and streetscape effects (set out in Section 7.1) and visual dominance, privacy and shading related effects (set out in Section 7.2) resulting from the proposal.

(3) For Integrated Residential Development:

(a) The effects on the neighbourhood character, residential amenity, safety and the surrounding residential area from all of the following:

i. Building intensity, scale, location, form and appearance

ii. Traffic

iii. Location and design of parking and access; and

iv. Noise, lighting and hours of operation.

(b) All of the following standards:

i. Maximum impervious Area

ii. Building Coverage

iii. Landscaped Area

iv. Outlook Space

v. Daylight

vi. Outdoor Living Space

vii. Front, Side and Rear Fences and Walls and Minimum Dwelling Size

(4) For buildings that do not comply with Standard H4.6.4 Building Height, Standard H4.6.5 Height in Relation to Boundary, Standard H4.6.9 Building Coverage, Standard H4.6.10 Landscaped Area:

(a) any policy which is relevant to the standard;

(b) the purpose of the standard;

(c) the effects of the infringement of the standard;

(d) the effects of the suburban built character of the zone;

(e) the effects on the amenity of neighbouring sites

(f) the effects of any special or unusual characteristic of the Site which is relevant to the Standard;

(g) the characteristics of the development

(h) any other matters specifically listed for the standard; and

(i) where more than one standard will be infringed, the effects of all infringements.

(5) For new buildings which do not comply with H4.6.5 Height in relation to boundary, but comply with H4.6.6 Alternative Height in Relation to Boundary;

(a) Sunlight access;

(b) attractiveness and safety of the street;

(c) overlooking and privacy.

7.1 Character, Amenity and Streetscape

The RMA defines amenity values as those natural or physical qualities of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes. The overall residential character of the area is mixed with variable density and dwelling typology. This assessment outlines the receiving environment for the proposed development, and the actual or potential adverse character, amenity and streetscape related effects resulting from the proposed development which are set out in the following sub-sections.

7.1.1 Receiving Environment

The receiving environment is the environment upon which the proposal might have effects. As set out in the case of *Queenstown Lakes District Council v Hawthorn Estate Ltd [2006] NZRMA 424 (CA)* the receiving environment includes existing uses and also the future state of the environment (as it might be modified by permitted activities and resource consents that are likely to be implemented).

In the context of the proposal, the receiving environment for this application (as shown in **Figure 2** and **3** above in this report) is considered to be:

- Ambridge Rose Manor Private Hospital
- The properties at 1-9 Susanne Place
- Edgewater College
- The southwestern area of Pakuranga comprising properties located at Edgewater Drive, Purakau Lane, Raewyn Place, Riverina Avenue, Mangnos Place
- The residential properties at Ti Rakau Drive
- The residential properties at Freemantle Place

The description for the Residential Mixed Housing Suburban Zone is intended to apply across both established suburbs and also greenfield areas. In the zone description, there is a reference to much of the existing development in the zone being characterised by one to two storeys, reflecting that this is the most widespread residential zone covering many established suburbs. The Zone description also details the intention enable intensification while retaining a suburban built character, where development within the zone will be generally two storey attached and detached housing in a variety of types and sizes. The height of permitted buildings is stated as the main difference between the Residential Mixed Housing Suburban and Urban Zones. The zone description relates to permitted development contemplated by the zone provisions.

The Residential - Mixed Housing Suburban Zone expressly provides for the use of a retirement village (as an Integrated Residential Development) as a restricted discretionary activity, with the matters to be considered limited to those set out below.

7.1.2 Character, Amenity and Streetscape Effects

In terms of the existing character, amenity and streetscape levels, it is noted that the neighbourhood has the characteristics of a 1950's-1990's suburban area, with properties typically having frontage to and serviced from Edgewater Drive. The established residential uses include a mixture of single and storey standalone, attached and detached dwellings of varying ages and styles, adopting a mixture of brick and weatherboard material palettes. A number of properties in the surrounding locality have also been redeveloped, to provide more intensive duplex and terrace housing typology development arrangements contemplated by the underlying Mixed Housing Suburban Zone, which is reflective of the changing character of the area.

A range of other uses are established in the locality including Edgewater College, a Metlifecare retirement village based on a variety of 1 to 4-storey buildings the existing 2-to-3 storey Ambridge Rose Manor Private Hospital and Rest Home immediately north of the Site (155-157 Edgewater Drive), two coastal areas of Esplanade Reserve, and areas for public recreation in the form of the Edgewater Tennis Court and also Raewyn Place Reserve.

The utilisation of a number of properties and adoption of a larger scale consolidated landholding directly adjacent to the Ambridge Rose Retirement Village, and the nature of the frontage to Edgewater Drive to the west and the Tamaki Estuary to the north and east are site specific and contextual characteristics contributing to the ability of the Site being able to absorb and

accommodate a greater scale of development than would otherwise be contemplated through the underlying zone.

Being serviced by a cul-de-sac and owing to the layout and orientation of this south western part of Pakuranga, the adjacent or adjoining properties located on Susanne Place also have their own distinct characteristics, being tucked away, having their backs to the Site and available outlook towards Pakuranga Creek and the Tamaki Estuary in a northern/northeastern direction. Whilst the proposed located on Edgewater Drive on the opposite side of the road are setback the width of the road carriageway which is approximately 16m-17m in width, whilst the dwellings are typically setback further from the street frontage with their backs to the street and orientated to face north and with outlook to the north and west.

The proposed development provides a variety of one-to-three-bedroom typology residential units provided across levels one – five for both Building A and B. In terms of the proposed land use and on-site amenity levels, the retirement use is anticipated by the Plan, increasing housing capacity and provides housing choice. On-site amenity for future residents is high with appropriate levels of private and communal open space, and well laid out apartments with good orientation. The Site is also well located in terms of access to public open space, local amenities and direct access to the busway. The proposed intensification supports the delivery of a compact urban form in immediate proximity to public transport, and local amenities and services.

The development itself therefore enables a variety of housing types at higher densities. The differentiation in materiality and finishes will ensure that an appropriate variety of built outcomes are able to be achieved across the proposed development. The proposed residences will enjoy high quality outlook spaces, all of which receive excellent daylighting. The apartments have been designed to provide a high level of amenity and a very comfortable living environment.

In all instances, high quality landscape interfaces are proposed. High quality boundary treatment measures including (landscaping such hedging, trees, and also fencing) are proposed around the permitter of the proposed buildings and internally within the Site, including along and adjacent to the proposed private accessway and the primary pedestrian linkages which will ensure quality character and on-site amenity related outcomes. The landscaping arrangement proposed across the Edgewater Drive street frontage has been selected so as to anchor the proposed building's into the street frontage and enhance streetscape values. Along the southeastern edge of the Site, planting species have been selected so to reflect and complement the Tamaki Estuary's natural character, without obstructing estuary views from within the Site.

All of the private outdoor living spaces provided across the development (including for one, two and three level typologies) are of a high quality and provided in the form of balconies/wintergardens and terraces and meet the minimum size requirements for the zone. Each of the proposed units and future residents also have access to communal uses within the ground floors of both Building A and B and a legible pedestrian connection providing access to other outdoor communal areas features including the vegetable garden, communal BBQ space and viewing platform area. Permeable boundary fencing is also proposed along the site boundary adjacent to the esplanade reserve.

In terms of the design and finishing materials proposed, these are outlined in the proposal section of the AEE, on the plans and detailed in the Design Report. The high quality of external materials including combinations of light and dark tones, glazing and internal finishing will ensure a high-quality built outcome for the Site that sits comfortably into the surrounding environment and also achieves a high level of both on-site amenity and also promotes internal amenity within the units.

The provision of a connection and front door with Edgewater Drive enabled through the proposed development also promotes a strong sense of address and also activation of the streetscape along this part of Edgewater Drive. As detailed in Section 3.2 of this report, the properties forming the development Site comprise dwellings setback from the road and with little relationship with the street, resulting in varying streetscape levels. A new vehicle access (one way) and parking area from Edgewater Drive is proposed to link the on-Site circulation system, and also provides access to the car parks located within the basement level of Building A. Comprehensive development signage is also proposed adjacent to the building's entrance, which will assist with way-finding and provide a legible form of entry to the building. The signage will be designed to contribute to positive on-site amenity related levels and the applicant has proffered a condition of consent requiring all finalised signage details to be submitted to the Council for written certification.

The provision of communal activities located on the ground floor across both Building A and B which are to be accessed by all future residents further assists with improving the relationship with and activation of the Edgewater Drive Street frontage. In addition, the front yard area is to be generously landscaped and will not be largely occupied by vehicle access, car parks or garaging.

On the basis of the above, it is determined that the planned character across the Site and the adjoining/adjacent Edgewater Drive and Susanne Place properties cannot be viewed in a consistent manner. Whilst presenting as a notable change in comparison to the existing environment, the proposed development achieves a level of planned character that is appropriate within this particular site specific context, by adopting a range of measures including centering and stepping in the over

height elements of the adjacent Building B, the setback of Building B as far away from the directly adjoining properties at 2 and 4 Susanne Place, achieving compliance with the Alternative Height in Relation to Boundary Standard along these key external boundaries, achieving a high quality design and adopting a number of key design techniques to reduce the overall bulk and scale of the development and also provide for extensive landscaping along all key external boundaries.

As detailed in Section 6 of this report, the proposed development results in a total landscaped area of 958m^2 or 32% which results in a technical infringement to the zone Landscape Area Standard which has a minimum requirement of 40%. Notwithstanding the shortfall, the landscaping arrangement informing the proposed development is considered to be appropriate within this particular site context, given that the key external boundaries including the Edgewater Drive streetscape are heavily landscaped so as to assist with ensuring that a level of spaciousness is maintained across the Site. Vehicle access and parking along this key Edgewater Drive frontage have also been deliberately minimised. As detailed above, the level of landscaping proposed internally within the Site also assists with providing on-site amenity related effects. The proposed landscaping arrangement is considered to result in an improvement to streetscape levels along this portion of Edgewater Drive, where streetscape levels generally vary and also adjacent to the Pakuranga Creek/Tamaki Estuary frontage.

7.1.3 Summary

As set out above, although a significant departure from the MHS zonal standards in terms of maximum height and prominent buildings that will present as a notable change in comparison to the existing environment, the proposed development achieves a level of planned character that is appropriate within this site-specific context by adopting a range of measures including:

- Centering and stepping in the over height elements of the adjacent Building B,
- The larger setback of Building B from the directly adjoining property boundaries with 2 and 4 Susanne Place.
- Achieving compliance with the Alternative Height in Relation to Boundary Standard along these key external boundaries, achieving a high-quality design; and
- Adopting a number of key design techniques including avoidance of large scale blank walls, incorporation of a range of materials and finishes, provision of glazing, and differentiation of top storey in darker/more visually recessive tone with cut outs to reduce the overall bulk and scale of the development; and
- Provision for extensive landscaping along all key external boundaries.

Overall, it is considered that any actual or potential adverse character, amenity and streetscape related effects generated result of the proposed development are able to be avoided and/or appropriately mitigated through the measures outlined above and will be minor.

7.2 Visual Dominance, Privacy and Shading

The proposed development has been designed in order to ensure the proposed Building A and B and subsequent apartment units are well designed and appropriately cited on the Site, taking into account topography and orientation. Visual dominance privacy and shading related effects generated as a result of the proposed development have been assessed below as follows:

7.2.1 Visual Dominance

In this section, visual dominance effects are considered other than as they may relate to a broad visual impact, which has been considered below In this sense, it is more the effects of proposed development as experienced within the immediate vicinity of the Site, rather than the prominent locations forming the surrounding environment which are assessed in the Landscape and Visual Effects Assessment prepared by LA4 and also addressed below.

The proposed development infringes the Building Height, Height in Relation to Boundary, and Landscaped Area Standards for the Residential Mixed Housing Suburban Zone. Building A and B are proposed up to a maximum height of 20.41m, resulting a maximum infringement of up to 11.41m over lengths of 35.4m (Building A) and 25m (Building B) respectively.

The layout of the proposed development has been carefully considered, including in proximity to the external adjoining southern and southwestern boundaries adjoining or adjacent to the Susanne Place properties where full compliance with the Zone Yard Standard is achieved with a larger setback varying between 9m at the western end of the Site and 17m in proximity to these adjoining boundaries, whilst the proposed development has also been designed so as to comply with the Alternative Height in Relation to Boundary Standard along these external boundaries. It is noted that the proposed Building A results in a technical infringement to the Alternative Height in Relation to Boundary Standard along the adjoining property at 155 Edgewater Drive. Notwithstanding that, this property is owned by the applicant and written approval has been provided in support of the application which is contained in **Attachment P**.

Compliance with the Yard and Alternative Height in Relation to Boundary Standards along these key external property boundaries to the south and south east has also been achieved through the design of the fourth and fifth levels of the Building B stepping in. Building B also sits within the anticipated building envelope and overall bulk and scale contemplated along these boundary interfaces informed by the use and compliance with the Zone Alternative height in Relation to Boundary Height in Relation to Boundary Standard.

In addition, the layout of the proposed development, including the use of two buildings instead of a larger more visually dominant single building and also the proposed location of Building B being adjacent to Building A internally within the Site and the existing Ambridge Rose Retirement Village facilities as opposed to in proximity to the more sensitive external adjoining southern and south eastern residential boundary are measures adopted to further reduce potential visual dominance related effects generated as a result of the proposed development, including those resulting from the proposed infringement to the Building Coverage Standard.

In terms of the potential visual dominance related effects resulting from the proposed infringement to the zone Building Height Standard. As detailed in the updated architectural plans minor amendments to the architectural plans through removing a section of roof located at the southern eastern end of Building B which previously covered two car parks has resulted in the total building coverage decreasing to 43.5%, resulting in an infringement of 3.5%. Noting the overall scale of the proposed development, the Urban Design Report sets out that the design has adopted a number of techniques to reduce potential effects resulting across the upper levels of the buildings including the following:

- An avoidance of large sections of flat blank walls along facades.
- Incorporation of a variety of materials, finishes and surface planes that create a sense of visual depth and also shadow lines across the buildings. These measures and the adoption of recesses and glazing/darker materiality centrally within facades assist with reducing the overall scale of the buildings, particularly as viewed from the Edgewater Drive street frontage.
- Generous provision of glazing to add variety to the facades as well as provide two-way engagement between indoor and outdoor interfaces
- Differentiation of the top storey in a darker and more recessive tone, and incorporation of cut-outs/overhanging roofs at the street to also give a sense of the buildings stepping back slightly at its top and also to give more shape to the building silhouette.

These techniques are considered to enable a highly engaging building façade, with considerable modulation and articulation to facades which also collectively assist in achieving a high level of visual interest.

Whilst it is acknowledged that the proposed development will result in an appreciable visual change in comparison to the existing situation, the nature, orientation and layout of receiving properties located along Susanne Place and Edgewater Drive are considered to further mitigate potential visual dominance related effects generated as a result of the proposed development for the following reasons:

- The properties located on the western side of Edgewater Drive primarily comprise detached dwellings which are setback from the street frontage, with driveways and car parking pads commonly occupying front yard areas. Dwellings have outlook available to the street, however, private outdoor living areas and outlook are typically located or available to the north, south and west of the dwellings, as opposed to the east over the street and towards the Site. For those properties that have private outdoor living areas adjacent to the street frontage, these are typically screened by a combination of boundary treatment measures including fencing and/or landscaping which also reduce outlook and views back towards Edgewater Place and the street.
- The propertied located across Susanne Place are serviced by a dead end cul-de-sac, located to the south of the Site. The existing dwellings typically comprise one to two level detached dwellings, with driveways and car parking pads predominantly occupying front yard areas. Owing to the orientation of the existing dwellings with the Susanne Place street frontage, outlook is typically available in both northern and southern directions, whilst direct outlook to the adjacent Tamaki Estuary to the east is also available for a number of properties.
- The property at 2 Susanne Place has outlook available to the north towards the Site and south towards Susanne Place, whilst the property at 4 Susanne Place has primary outlook to the northeast over Tamaki Estuary and to the south towards Susanne Place, as opposed to the west towards the Site. The installation of a 2m solid close boarded wooden fence proposed along these adjoining external boundaries is considered to reduce potential visual dominance related effects experienced at ground level because of the proposed development.
- The location of the dwellings fronting Edgewater Drive on the western side of the street further to the south of the adjacent Raewyn Place will have reduced views of the Site available owing to the alignment of the Edgewater Drive road carriageway.
- The properties located along Edgewater Drive to the south of Susanne Place will have limited views towards the Site due to being screened by other existing buildings and the existing dwellings are

predominantly oriented to address Edgewater Drive with outlook to the east and west respectively.

The Landscape Visual Effects Assessment prepared by LA4 in support of the proposed development has assessed the broader visual dominance related effects within the visual catchment area that have potential for visual effects. Four viewpoints have been identified in order to assess the potential visual effects. The viewpoints were selected as locations that capture and fairly represent the range of public and private views towards the Site.

The assessment has been undertaken by reference to the following viewpoints:

- Viewpoint 1: Edgewater Drive – North
- Viewpoint 2: 141 Edgewater Drive
- Viewpoint 3: Raewyn Place Esplanade Reserve
- Viewpoint 4: Freemantle Place Esplanade Reserve

The LVEA provides an assessment of the actual or potential adverse visual related effects resulting from the proposed development which is set out below as follows:

Viewpoint 1: Edgewater Drive

Viewpoint 1 is taken from Edgewater Drive immediately north of the Pakuranga Creek inlet culvert looking in a southerly direction towards the site. The existing Ambridge Rose Manor is dominant in the focus of the view. The urban characteristics of the area are apparent from here with the residential dwellings extending in the distance beyond. The open space character of the Pakuranga Creek environs is a dominant natural landscape element with views extending across the inlet. Vegetation within the inlet provides a level of visual relief, albeit largely weed infested.

As illustrated in the visual simulation of the proposal would be highly noticeable from here due to the close proximity of the viewer to the Site, and the increased height, bulk and scale of the development on the Site than currently exists. The site and surrounding environs however have the capacity to absorb such change as proposed due to the scale and expanse of the vegetated and open space characteristics of the Pakuranga Creek inlet and site location abutting the road frontage.

From here the proposal would be seen as an integral component of the adjoining Ambridge Rose Manor and surrounding residential area and would be of an appropriate form and scale for its

location, albeit of greater height than its current neighbours. The development would introduce a new built form of development of superior character and scale than currently existing within the area and would positively address the surrounding environs. The proposal would be viewed in the context of the surrounding mixed residential, aged care, and educational environment and would not appear incongruous in this setting, adjacent to the road and viewed within the context of the Pakuranga Creek environs.

The additional height of the apartment buildings would provide variety on the skyline and while taller than the permitted 9m height limit for the MHS one would not significantly detract from the existing visual amenity values. The expanse of the surrounding road and creek environs provides an appropriate setting for a development of the height, form and scale as proposed.

The development would not adversely impact on the surrounding area and would sit comfortably into the existing urban fabric. The proposal would be seen as an integral component of the urban setting and would be of an appropriate form and scale for its location. As illustrated, the open expanse of the Pakuranga Creek inlet provides a good level of scale within which the proposal is viewed.

The development would not adversely impact on the landscape values, surrounding urban amenity and pattern of development and would sit comfortably into the existing urban fabric characterised by a mix of activities in the vicinity. Overall, the adverse visual effects of the development from here would be low-moderate.

Viewpoint 2: 141 Edgewater Drive

Viewpoint 2 is taken from adjacent to 141 Edgewater Drive looking in a northerly direction towards the site. The view is representative of motorists and pedestrians travelling north along the road. Similar views would be gained from some of the residential properties in the vicinity.

The proposed apartment buildings would be highly visible from here in front of the existing facility. The development is of a scale and form that manages adverse visual amenity effects on the area through the architectural design and detailing of the buildings, including the modulation and articulation of the façades and setback of the upper levels of both blocks reducing their form and scale.

The environment has the capacity to absorb the additional height of the proposal. The contrasting cladding material to the upper-level assists in reducing the scale of a building and the corner

wintergardens reduce the visual mass. The offsetting of the windows draws the viewer's eye away from the vertical. The upper levels are set back from the street, and adjacent boundary for Block B reducing the perception of dominance. The proposal is of a quality and design that positively contributes to the visual quality and interest of the surrounding streets and adjoining residential area. The quality of design is commensurate with the prominence and visual effects of the development.

Change in visual character is not necessarily an adverse effect and taller buildings, if well designed, can have positive visual outcomes. In urban terms, redevelopment of the site would lift the amenity of the site and surrounding area and the proposal is considered to be of a demonstrable level of quality so as to warrant the additional built form proposed in the context of this viewpoint. The form and scale of the proposal is entirely appropriate within the surrounding mixed character environment which includes the residential fabric, existing aged care facility, a large secondary school, marae and another retirement village.

Overall, the adverse visual effects from this viewpoint have been assessed as being low-moderate and entirely appropriate in light of the Site's location, and the quality architectural design and detailing of the building.

Viewpoint 3: Raewyn Place Esplanade Reserve

Viewpoint 3 is taken from the Raewyn Place Esplanade Reserve looking in a northeasterly direction. The viewing audience from here would be the recreational users of the reserve and playground. The view extends across the park to the residential area accessed off Raewyn Place and Susanne Place, with the site being located approximately 200m away. The open space and vegetated characteristics of the park and surrounding area are dominant from here with the expanse of the grass and mature tree plantings in the reserve and residential properties.

As illustrated in the visual simulation the proposal will be largely screened from view by the intervening dwellings and tree plantings. The southern part of Block B addresses the adjoining residential area well through the setback of the upper levels and the reduced length of the façade. The bulk and scale of the building has been reduced through the articulation of the building façade and effective use of materials with the recessive upper level. The utilisation of different materials and colours further reduces potential dominance effects and provides visual variation while achieving a level of continuity between the built form. The variety in façade treatment, materiality and colour would ensure a level of interest within the building's form, thereby reducing its scale and visual impact.

Overall, the adverse visual effects of the proposal would be low from here.

Viewpoint 4: Freemantle Place esplanade reserve

Viewpoint 4 is taken from the Freemantle Place Esplanade Reserve, in the vicinity of 38 Freemantle Place, looking in a westerly direction. The viewing audience from here would be the recreational users of the esplanade reserve, albeit not highly used due to the lack of access, paths and facilities. Similar views would be gained from some of the residential properties accessed off Freemantle Place, towards the western end. The view extends across the mangrove forest of the Pakuranga Creek inlet towards the site with existing aged care facility visible towards the right of the view.

The vegetated characteristics of the reserve and the open expanse of the estuarine environs are the dominant characteristic from here with views extending down the creek. From here, the proposal would introduce a new built form of development of superior character and scale than currently existing within the site and would positively address the surrounding area. As illustrated the height infringement of the apartment buildings could be readily assimilated into the surrounding area through the scale and expanse of the Pakuranga Creek inlet environs with the additional height providing a level of interest on the skyline.

The development would not adversely impact on the surrounding area and would sit comfortably into the existing urban fabric dominated by the urban activities. The proposal would be seen as an integral component of the urban setting and would be of an appropriate form and scale for its location. Overall, the adverse visual effects of the proposal would be low from here within the context of the established suburban fabric.

2 and 4 Susanne Place

The Response dated 22 September 2025 prepared by LA4 provides additional assessment relating to the properties at 2 and 4 Susanne Place which is set out as follows:

The dwellings within the adjoining properties to the west at 2 Susanne Place, and southwest at 4 Susanne Place will be affected to a degree by the proposal. Potential adverse landscape and visual amenity effects have been addressed by the following mitigation measures.

Buffer Planting is proposed along the boundary with a 3m high clipped evergreen titoki hedge behind a 1.8m close boarded fence. Specimen feature tree plantings of crepe myrtle are proposed between the boundary and the car park, and pohutukawa trees extend along the southern boundary which will form a vegetated setting of appropriate form and scale, reducing potential building dominance.

The buildings rely on the use of the Alternative Height in Relation to Boundary Standard along the external property boundaries with 2 and 4 Susanne Place to the south and south east and achieve compliance with this and the also the Yard standard for the Mixed Housing Suburban Zone.

The dwellings are unaffected by shading from the building during the spring and autumn equinoxes. During the winter solstice the dwelling at 2 Susanne Place will be affected to by shading to varying degrees up to 12pm. The primary dwelling at 4 Susanne Place is largely unaffected by shading, while the minor dwelling along the boundary will be affected by shading from 12pm until 3pm. Notwithstanding this and as addressed in detail in Section 7.2.2 below, it is concluded that these properties will maintain a suitable level of amenity in line with the assessment criteria relating to the use of the Alternative Height in Relation to Boundary Standard for the Residential Mixed Housing Suburban Zone.

I note that the outdoor living area within the property at 2 Susanne Place is to the northeast, away from the building. It appears that the property at 4 Susanne Place has no dedicated outdoor living area with a concrete drive extending along both the northern and southern sides of the dwelling.

Where visible from these more distant areas, the proposal would integrate sensitively into the landscape due to the scale of the proposal relative to the site context and surrounding environs. While the proposal may be visible from parts of the wider surrounding area, I consider that the adverse visual effects would be low and entirely acceptable within the context of the settlement pattern and existing and planned future urban environment.

Wider Surrounding Area:

From other locations within the wider surrounding area, views towards the proposal would be highly variable due to distance, orientation of the view, diversity of elements within the view and screening elements including buildings, landform, and prevailing vegetation patterns. Where visible from these more distant areas, the proposal would integrate sensitively into the landscape due to the scale of the proposal relative to the site context and surrounding environs. While the proposal may be visible from parts of the wider surrounding area, it is considered that the adverse visual effects would be low

and entirely acceptable within the context of the settlement pattern and existing and planned future urban environment.

Conclusions

The LVEA provides the following conclusions in relation to the proposed development from a landscape and visual effects perspective:

"*The application site is part of an established and varied residential, educational and aged care environment adjoining the existing care facility that has been an integral component of the Pakuranga environs for a number of years. The site and surrounding landscape have the capacity to visually absorb the landscape and visual effects of the development through the physical characteristics and prevailing attributes within the surrounding environment.*

The development would be highly visible from various locations in the surrounding urban environment due to its height, form, and scale. The proposal would, however, enhance the streetscape and interface with Edgewater Drive through the interactive street frontage and passive surveillance afforded by the apartments outlook over the street. The proposed development would provide an attractive and interesting frontage to the street and potential adverse effects on the amenity of the streetscape have been appropriately avoided.

The buildings would have minimal adverse effects on the landscape values and visual amenity of the site and surrounding area and could be readily accommodated in the prominent location adjacent to Edgewater Drive and the Pakuranga Creek inlet. The architectural design of the building has reduced the bulk and scale of the building and addressed the prominent site in a sensitive and appropriate manner.

Summary

The adjoining property to the east at 155 and 157 Edgewater Drive are owned by the applicant and have provided written approval of the proposal.

Under Section 104(3)(a)(ii) a consent authority must not when considering an application, have regard to any effect on a person who has given written approval to the application.

Overall, it is considered that any actual or potential visual dominance related effects generated as a result of the proposed development on the receiving environment are able to be mitigated through a combination of measures such as the layout and location of the buildings and accessway, design techniques adopted and also the layout and orientation of adjoining or adjacent receiving properties, and will be minor.

7.2.2 Daylight and Shading

Peddle Thorpe have prepared a suite of shading studies that consider shading levels within the proposed development and adjacent properties. Studies for mid-winter (June 21), the equinox (21 September), solstice (December 21) and for March 21 have been provided between the hours of 9am and 5pm.

An analysis of the shading levels on the properties identified above has been undertaken in line with the Assessment Criteria for the Use of the Alternative Height in Relation to Boundary Standard has been undertaken, which includes an analysis of the four different periods of the year and the shading levels on the adjoining properties resulting from the proposed development. The analysis indicates that there are predominantly two properties which are impacted from shading generated as a result of the proposal including 2 and 4 Susanne Place. The following conclusions are provided:

December: The sun studies demonstrate that owing to the layout of the proposed development, including the setback of Building B from the adjoining external boundary with 2 and 4 Susanne Place, the shading generated as a result of the proposal will be cast over Edgewater Drive in the morning (9am), internally within the Site (12pm), or over Pakuranga Creek during the afternoon (4pm). No shading is generated over the adjoining or adjacent properties at Susanne Place, or the properties on the opposite side of Edgewater Drive.

March: The sun studies demonstrate that the shading generated as a result of the proposal will be cast over Edgewater Drive and the property at 2 Susanne Place at 9am, with shading receding to be cast internally within the Site by midday. Shading is cast over Pakuranga Creek during the afternoon hours between 1pm and 4pm. Other than at 2 Susanne Place for a maximum of 2 hours (9am-11am), no shading will occur over the other adjoining or adjacent Susanne Place properties, or the adjacent properties located on the opposite side of Edgewater Drive.

June: The sun studies demonstrate that shading generated as a result of the proposed development will be cast over the property at 2 Susanne Place, the Susanne Place and Edgewater Drive road

corridor and also the property at 1 Susanne Place at 9am. By 11am, the level of shading generated has receded back to be cast over 2 Susanne Place. This is set out in **Figure 17** below.

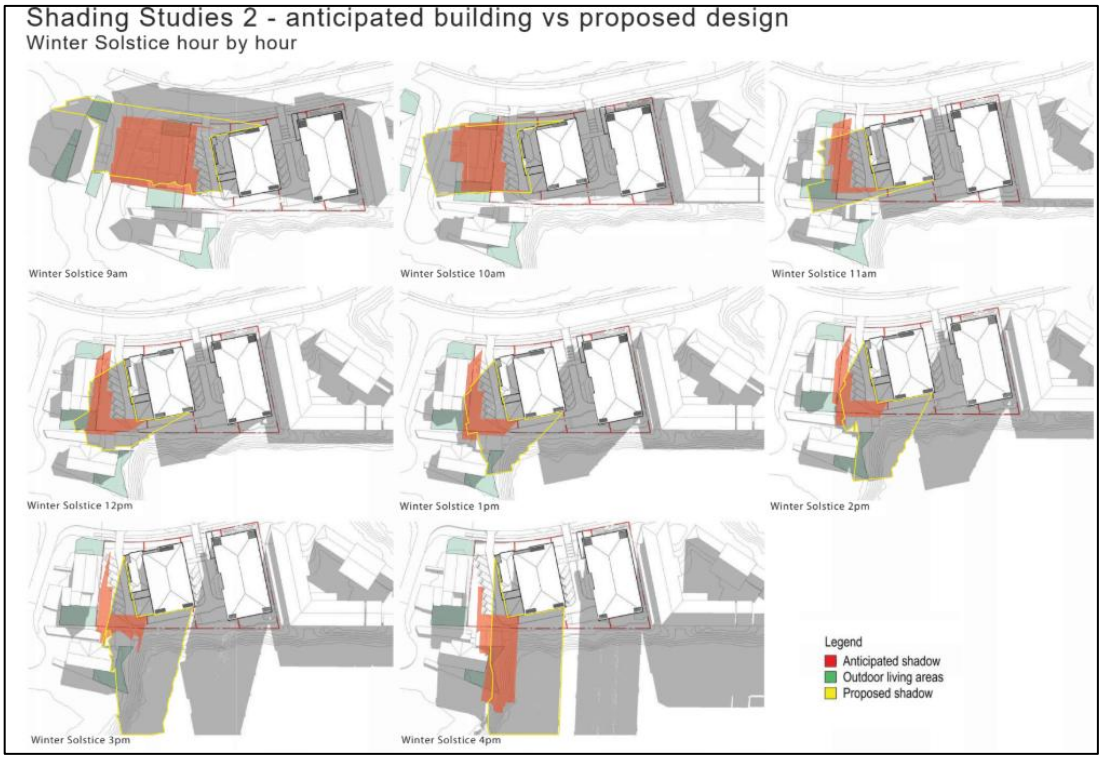

Figure 17: Proposed Shading Studies during winter solstice between hours of 9am and 4pm. Source: Design Report

Between the hours of 12pm and 2pm, shading across the western portion of the 2 Susanne Place property adjacent to the existing dwelling recedes to the north and shading no longer occurs across the property by 2pm.

Shading at 4 Susanne Place occurs between the hours of 11am and 4pm, occurring over the northern end of the property between the hours of 11am and 12pm, whilst extending over the northern portion of the property and the private outdoor living areas between the hours of 1pm and 4pm.

It is noted that shading for up to 5 hours per day occurs across parts of both of the properties at 2 and 4 Susanne Place during winter.

Notwithstanding that, each of the properties are still considered to have access to daylight across parts of the Site including outdoor living areas between the hours of 11am and 4pm (afternoon) in the case of 2 Susanne Place and between the hours of 9am and 1pm in the case of 4 Susanne Place.

As shown in the shading diagrams above, the private outdoor living area located to the west of the dwelling and adjacent to the Edgewater Drive and Susanne Place intersection is partially shaded at 10am and unshaded between the hours of 11 and 4pm. The private open space located adjacent to the eastern end of the dwelling retains access to daylight and is not subject to shading generated as a result of the proposal from 1pm onwards.

The private outdoor living area for 4 Susanne Place is located adjacent to the north and east of the dwelling. It is noted that no shading occurs across any identifiable open space areas until the hours of 12pm, whilst large portions of the private outdoor living area (particularly the eastern end of the open space area retain access to daylight until 2pm).

September (Equinox): The sun studies demonstrate that shading generated as a result of the proposed development will be cast over the Edgewater Drive road reserve and 2 Susanne Place between the hours of 9am and 11am. For completeness, it is noted that no shading is cast over the property at 4 Susanne Place during this timeframe.

The proposed development generates shading over a very small portion of the north western end of the property at 4 Susanne Place between the hours of 12pm and 2pm, noting that a small, grassed portion of the property may be used for outdoor living purposes, whilst the remaining western end of the Site serves as a side/service yard, with the location of refuse storage facilities.

Shading also occurs over this northern end of the property adjacent to the sleepout/habitable building between the hours of 3pm and 4pm, resulting in a total level of shading of 4 hours between 12pm and 4pm. Notwithstanding that, the sun studies demonstrate that large parts of the property including the eastern end that serves as the primary outdoor living area backing onto the esplanade reserve do not receive any shading all day round.

On this basis, it is concluded that over 75% of the private outdoor living area on the property receives more than four hours of sunlight during the Spring Equinox on a daily basis. For completeness, it is noted that more than 75% of the private outdoor living area on the property at 2 Susanne Place also retains more than 4 hours of sunlight. The proposal is consistent with the zone assessment criteria.

Based on the above, it is considered that the adjacent sites at 1,2 and 4 Susanne Place would maintain a suitable level of amenity in line with the guidance given the assessment criteria. Overall, any adverse effects are no more than minor.

7.2.3 Privacy and Outlook

In terms of the layout of the proposed development, this has been carefully considered in order to maximise sunlight access and daylight opportunities for residential units, ensure privacy for both residential units and common areas throughout the building, whilst enabling outlook in all directions to the north, south, east and west.

Due to the proposed setback distance from the external boundaries, notably Building B, all residential units proposed across both Building A and B provide compliant outlook spaces from both principal living areas and principal bedrooms. In addition, the balconies/private outdoor living areas have been designed to provide for separation and to afford an appropriate level of privacy between residential units.

There is also extensive landscaping proposed in the form of large specimen trees to be located along the street frontage, along the eastern boundary adjacent to Pakuranga Creek and along the southern boundary which directly adjoins 2 and 4 Susanne Place. The Urban Design Report also makes a recommendation relating to south - facing habitable room windows on Building B on Levels 4 and 5 requiring privacy screens or louvres in order to mitigate potential visual privacy and overlooking related effects on the users of the properties at 2-4 Susanne Place. This is proffered by the applicant as a condition of consent and is considered to further reduce potential privacy related effects along this adjoining southern boundary interface.

The design of the proposed development has also sought to provide for positive passive surveillance related outcomes. The Edgewater Drive frontage and Pakuranga Creek Esplanade frontage includes windows and openings and private outdoor living areas, allowing passive surveillance and modest enlivenment of the street. Within the Site, the proposed layout ensures passive surveillance related effects over the accessway and internal pedestrian areas in addition to the other communal spaces proposed across the Site including the vegetable garden and BBQ spaces and also viewing platform areas.

7.2.4 Summary

Overall, it is concluded that actual and potential visual dominance, privacy and shading related effects generated as a result of the proposed development will be minor.

7.3 Landscape

A Landscape and Visual Effects Assessment (LVEA) has been prepared by LA4 to assess potential landscape effects resulting from the proposed development when viewed from prominent locations within the surrounding area. The Assessment should be referred to in full and is contained in **Attachment E**.

7.3.1 Landscape Effects

The LVEA concludes that the proposed development would have low adverse effects on the landscape values of the Site and surrounding area, particularly in relation to the character and quality of the Site and the surrounds, given that:

- The Site is a component of a very highly modified urban landscape. The Site and surrounding area are not high in landscape character (other than coastal edge) and have been modified by patterns of residential settlement, educational facilities, retirement complexes, community facilities, peripheral commercial activities, and the roading network with associated infrastructure including HV pylons. It is a highly urbanised environment and as such the landscape sensitivity of the Site to change as enabled by the proposal is low.
- The proposal has been architecturally designed to a high standard, is of a design quality that is commensurate with the prominence of the development and would positively contribute to the existing landscape character of the area. The proposed development would not introduce new elements or features that would adversely influence the landscape values and character of the surrounding area.
- Any potential landscape effects would be localised due to the type and scale of change and existing landscape character of the area. The proposal would not adversely impact on any key landscape elements or features, nor the distinctive patterns found within the surrounding landscape.
- The scale and appearance of the proposed development would ensure it has low adverse effects on the character and quality of the adjoining residential environment. The scale and expanse of Edgewater Drive fronting the Site and expanse and open space characteristics of Pakuranga Creek would mitigate the potential landscape effects of the proposal.
- The development is of a scale and form that manages adverse effects on the landscape environment through the architectural design and detailing of the building. The proposal is of a quality and design that positively contributes to the landscape character, landscape

values and interest of the surrounding streets, public open spaces, residential, community and educational facilities.

- The proposal would result in a change in landscape character but would ensure a suitable level of amenity is achieved.

7.3.2 Summary

The LVEA provides the following conclusions in relation to the proposed development from a landscape effects perspective

"*The application site is part of an established and varied residential, educational and aged care environment adjoining the existing care facility that has been an integral component of the Pakuranga environs for a number of years. The site and surrounding landscape have the capacity to visually absorb the landscape and visual effects of the development through the physical characteristics and prevailing attributes within the surrounding environment.*

The buildings would have minimal adverse effects on the landscape values and visual amenity of the site and surrounding area and could be readily accommodated in the prominent location adjacent to Edgewater Drive and the Pakuranga Creek inlet. The architectural design of the building has reduced the bulk and scale of the building and addressed the prominent site in a sensitive and appropriate manner.

Overall, I consider within the context of the established urban environment the proposal could be effectively integrated and assimilated into the site and surrounding landscape without adversely affecting the landscape character, visual amenity and landscape values of the surrounding Pakuranga environment.

In summary, it is considered that the landscape related effects resulting from the proposed development range from low to low-moderate and overall are deemed to be minor.

7.4 Infrastructure and Servicing

An Infrastructure Report and Engineering Plans have been prepared by Dodd Civil, for full details refer to **Attachment H** of this application. The documentation addresses the following matters:

- Earthworks and Sediment Control
- Stormwater

- Flooding and Overland Flow Paths
- Wastewater
- Water Supply
- Other Services

7.4.1 Earthworks and Sediment Control

Earthworks are proposed to create the basement carpark, building foundations and finished levels for the Site. The extent of earthworks necessary to enable the proposed development is set out as follows:

Total Area: 3000m^2
Total Volume: 3754m^3
Depth of Excavation: Maximum cut of 4.05m.

The proposed earthworks operation involves topsoil stripping and bulk excavation. There are no significant amounts of filling proposed. All excavated material is proposed to be removed from the Site.

In terms of sediment control measures, the excavation will be below the existing ground level, so sediment runoff is expected to be minimal.

The estimated duration of the earthworks phase of construction is 16 weeks and it is intended that works will be completed within a single earthworks season although they will not be unduly sensitive to being undertaken as winter works if need be. During the initial stages of clearing and excavation, the works area will not be inwardly drained, therefore a super silt fence will be installed along the southeast boundary of the site to capture and treat run-off. The super-silt fence is to remain onsite for the duration of the earthworks.

As the earthworks progress, the works area will become inwardly draining and a pump-sump will pump discharges to a skip and pump-well before pumping to the ground surface via a silt sock for additional treatment. The stormwater outfall will have a filter sock applied to it for further sediment control.

The excavations are proposed to carried out in three general stages as follows:

Stage 1 operations: Initial excavations to form a platform for the perimeter piling and temporary propping and shorting required.

Stage 2: Excavation of central area for main propping platform. Partial building construction for permanent support.

Stage 3: Final excavations to basement level for Building B.

All earthworks will be undertaken in accordance with Auckland Council's GD05 Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region.

7.4.2 Flooding and Coastal Inundation

As set out above, Council Geomaps confirms that the Site is not located within a flood plain or flood prone area. There is an overland flow path along Edgewater Drive which is contained within the road reserve.

The Site is located at the southeastern boundary of the Pakuranga Creek stormwater catchment and has limited upstream catchment and is not subject to flooding or undue surface water flow.

The maximum future 1% AEP inundation level for the Waitemata Harbour is commonly set at RL 3.5m which allows for tidal surge and 1.0m of sea level rise. The basement level of 2.1m for Building A will be drained and pumped to the stormwater system. The ground level along the coastal boundary is approximately 4.0m RL and the two proposed building floor levels are both 5.1m RL. The design levels significantly eliminates the potential impact from coastal inundation, as Building A is above the mean high water spring level, however it must be noted that Building A is still below the level of storm tides during extreme events.

7.4.3 Roading

The proposed development will not involve any public road works as such except for the installation of two new vehicle crossings and the removal of the existing vehicle crossings located at 147-153 Edgewater Drive respectively.

A driveway and carpark spaces are to be constructed around Building B. An accessway to the basement parking under Building A will link through from the adjacent basement carpark. There are no existing road markings or signage that are required to be modified in order to accommodate the proposed development.

7.4.4 Stormwater

As set out above, the proposed method of stormwater disposal involves the construction of a new stormwater line that discharges into Pakuranga Creek via a wingwall with riprap protection.

Building A is proposed to be serviced via private stormwater lines and catchpits. These lines will capture surface runoff and discharges from downpipes and discharges into Pakuranga Creek. A stormwater treatment cartridge system is also proposed to be provided for treatment of contaminated stormwater. The infrastructure proposed for Building A will also capture partial roof water from Building B.

Building B roof runoff and surface water within the Site is to be captured via private stormwater lines and catchpits. A stormwater treatment device is also proposed for water quality treatment. The existing public 300mm diameter stormwater line that currently runs through 147 Edgewater Drive is proposed to be abandoned as it in poor condition along with the manholes at either end. The upstream manhole is proposed to be removed and replaced with a new 1500mm diameter stormwater manhole (SMH 1-2). Twin 450mm diameter pipes are to be installed to replace the 300mm diameter line. The 300mm diameter line was severely under capacity, hence the need to upgrade to twin 450mm diameter pipes. The private infrastructure and the public line is proposed to discharge into a newly created public outfall (Outfall 2).

The Infrastructure Report will not be deep enough to service the basement therefore pumping is required for any internal basement drainage (wash don etc), along with basement subsoil drainage.

The proposed stormwater outlet has been designed in accordance with:

- Clause E1- Surface Water of the New Zealand Building Code.
- The Stormwater Chapter of the Auckland Council Code of Practice for Land Development and Subdivision.
- Auckland Council Technical Report 2013/018 for inlet and outlet design.

The Infrastructure Report also confirms whilst stormwater discharge is proposed to occur into the coastal environment of Pakuranga Creek and the Tamaki Estuary through the installation of two proposed outfalls, this is authorised by the existing Global Network Discharge Consent.

7.4.5 Wastewater

The proposal seeks to divert the existing wastewater line around the proposed Building A and to provide a new 150mmØ diameter wastewater connection for the proposed Building A and B. This involves installing a new public manhole over the existing line between Building A and B, constructing the new wastewater main around Building A and connecting it into the existing public pipeline (via a manhole) in Lot 139. The pipes and manhole no longer in use under Building A are to be removed. The existing line that enters the Site from the northern neighbouring property is proposed to be capped back and sealed at the boundary.

Dodd Civil have undertaken capacity calculations which confirm that the existing public wastewater reticulation has sufficient capacity to service the proposed development.

7.4.6 Water Supply

The Infrastructure Report sets out that there is an existing 100mm diameter public watermain in the berm on the opposite side of Edgewater Drive, as well as a 50mm diameter watermain in the berm closest to the Site.

The proposed development seeks to service the proposed buildings from the existing water supply lines within the neighbouring property at 155-157 Edgewater Drive. Two separate connections will be made to provide potable water and firefighting flows independently. No upgrade to the watermain is required or proposed.

The Infrastructure Report confirms that the appended watermain pressure and flow test results confirm that adequate firefighting water supply is available in accordance with SNZ PAS 4509:2008- New Zealand Firefighting Water Supplies Code of Practice, Classification FW2.

7.4.8 Summary

The Infrastructure Report provides the following conclusions with respect to the proposed development:

- *"The proposed earthworks can be undertaken in a manner that will not unduly affect the surrounding environment.*
- *The site or the proposed building will not be unduly affected by flooding.*
- *Stormwater disposal can be provided and that the proposed stormwater management practices will adequately mitigate potential impacts on the downstream reticulation and receiving environment.*

- *Wastewater disposal can be provided without unduly affecting the downstream reticulation.*
- *Potable water supply is adequately available.*

It is concluded that the proposed retirement apartment complex can be adequately serviced with utility network infrastructure in accordance with the relevant standards and that there are no civil engineering related issues that will unduly affect the surrounding environment".

Overall, it is considered that any actual or potential adverse infrastructure and servicing related effects resulting from the proposed development are able to be appropriately mitigated and/or will be less than minor and acceptable.

7.5 Transport

Commute has prepared a Transport Assessment Report in support of the proposal which is contained in **Attachment I** and should be referred to in full. The assessment discusses the traffic effects relative to the proposal including traffic effects, parking, and access. Actual or potential adverse effects relating to the above matters are addressed in the sub sections below.

7.5.1 Traffic Effects

An assessment of the consented vehicle movements authorised through the approved consent, and the proposed arrangement and associated traffic effects is set out as follows:

Proposed development: The proposed development is seeking consent to provide for 51 one-three-bedroom residential units.

The peak hour trip generation of the development has been estimated based on the Transport for New South Wales (TfNSW) Guide to Transport Impact Assessment Version 1.1 (TfNSW Guide). As noted on page 3 of the document, "This Guide supersedes the GTGD 2002 and TDT 2013/04a on 4 November 2024. This Guide applies to TIAs commenced and development applications lodged on or after 4 November 2024."

For "housing for seniors" the TfNSW Guide suggests PM peak hour vehicle trip generation rates of 0.17 – 0.23 trips per dwelling and a daily vehicle trip rate of 1.8 – 2.39 trips per dwelling.

The proposed development is therefore anticipated to generate 9 – 12 vehicles movements in the PM peak hour and 92 – 122 vehicles movements on a typical day.

Effects: Rule E27.6.1 "Trip generation" of the Unitary Plan sets out trip generation limits as to when resource consent for a restricted discretionary activity is required. This limit is 100 vehicle movements per hour (for activities not specified in Table E27.6.1.1). The proposal is likely to generate 9 – 12 peak hour trips and therefore below the Unitary Plan threshold. It is considered that this minimal level of traffic generation can be accommodated within the local network. No traffic modelling has therefore been undertaken. Regardless, the site is well served by public transport with nearby bus stops currently within 350m of the site and in the future 550-600m of the site.

7.5.2 Parking

An assessment of the proposed parking arrangement including the number and formation of spaces, bicycle parking, loading and servicing areas and lighting requirements are set out as follows:

Number of Parking Spaces provided: A total of 50 parking spaces (including 2 mobility spaces) will be provided to support the development. The Unitary Plan has no minimum or maximum parking spaces. As such, the proposed development complies with the above requirement. Further, vertical clearance for accessible parking spaces is outlined in Section E27.6.3.5 of the Unitary Plan. This requires 2.5m where access and/or parking for accessible parking for people with disabilities is provided.

Bicycle Parking: Table E27.6.3.1.1 of the Unitary Plan sets out the minimum car parking space and manoeuvring dimensions, including for 60 degree and 90 degree parking spaces. The Unitary Plan requires 3 short stay and 1 long stay spaces to support the development. As such, cycle parks should be provided in accordance with the Unitary Plan, and it is considered that there are a number of areas where this can be readily accommodated. A condition requiring such cycle spaces to be shown in the building consent plans has been proffered in Attachment O.

Parking Dimensions: Table E27.6.3.1.1 of the Unitary Plan sets out the minimum car parking space and manoeuvring dimensions, including for 60 degree and 90 degree parking spaces. Requirements are set out in the Transport Assessment which confirms that vehicle tracking has been undertaken for some key spaces which forms Attachment A and notes all basement and ground floor spaces meet these requirements.

Formation and Gradient: With respect to parking areas, the gradient for the surface of any parking space must not exceed 1:20 (5%) and the gradient for manoeuvring areas must not exceed 1:8 (12.5%). The maximum grade of the parking spaces are proposed to be no greater than 1:20 and therefore the parking space grade complies with the Unitary Plan.

Accessible Parking: A total of 2 accessible parking are provided to support the development. These are located on the ground floor parking area. Further, vertical clearance for accessible parking spaces is outlined in Section E27.6.3.5 of the Unitary Plan. This requires 2.5m headroom where access and/or parking for accessible parking for people with disabilities is provided. As the accessible parking spaces are located on the ground floor, this requirement is met.

Loading and Servicing: The Unitary Plan requires one dedicated loading space for this proposal. Waste management is to be controlled by the placement of up to 4 x 660 Litre Wheelie Bins located in the basement for rubbish and recycling collection. Ambridge Rose Manor currently holds a contracted service with Waste Management Ltd to collect 660ltr waste bins 3 times a week. Waste Management Ltd confirm that a pickup service is available 7 days a week if desired. The bins will be towed for collection at specific days/times by a Compact Electric Tug or a similar bin towing device.

Lighting: Lighting is required where there are 10 or more parking spaces which are likely to be used during the hours of darkness. The parking and manoeuvring areas and associated pedestrian routes will be designed and lit in accordance with the rules in Section E24 Lighting.

7.5.3 Access

An assessment of the consented accessway, the proposed accessway and sight distance requirements is set out as follows:

Proposed:

No changes to the consented access arrangement are proposed for the at-grade entrance. However, the access to the Building A basement car park is proposed to shift from the western end to the eastern end of the building and be via 3.6m wide, 7m long, 1 in 10 ramp.

As such, it is recommended that the new access arrangement to the Building A basement carpark utilise the existing consent requirements and is controlled by traffic signal operation with priority given to entry vehicles. Vehicle tracking for this is shown in Attachment A.

It is noted that minor widening is required at the north east corner of the ground floor accessway to accommodate vehicle tracking for a 6.3m long delivery van as required by the TDM.

It is noted that the parking spaces within the proposed basement level of Building A and also the ground floor car park servicing Buildings A and B do not provide grade separated pedestrian path, which results in a technical infringement to Standard E27.6.6(5) of Plan Change 79. In this regard, the following assessment is provdied by Commute.

Basement level of Building A

The proposed basement accommodates only 19 spaces and is anticipated to generate a maximum of 4–5 vehicle movements per hour at peak times. Given this very low traffic demand, the potential for conflict between pedestrians and vehicles is extremely low.

It is also noted that the existing basement under Ambridge Rose Manor operates without grade-separated pedestrian paths, and we are not aware of any issues arising from this arrangement. This is consistent with common practice across New Zealand, including in public parking facilities, where pedestrian paths are not typically provided in basement areas.

If a dedicated pedestrian route were to be installed, it would likely be located behind the vehicle parking bays. However, given the central location of the lift lobby, pedestrians are far more likely to walk directly along the main aisle to the lifts rather than follow designated routes behind the car parks. As such, providing a path in this location would not add practical safety benefits and would likely remain unused.

Ground Floor Car Park serving Buildings A and B

All 90-degree parking spaces on the ground floor have direct pedestrian access to the main building entries, allowing residents to move safely from their vehicle into the development. For the angle parking spaces, there is no segregated pedestrian footpath; however, vehicle movements in this area are forecast to be only 6 – 8 per hour during peak demand periods. At these volumes, pedestrians can comfortably and safely walk between their vehicles and building entrances without encountering a moving vehicle.

In addition, the site layout provides good visibility, slow operating speeds, and short walking distances between parking spaces and building entries, further minimising the potential for conflict.

Annotated pedestrian routes will be added to the site plan to clearly indicate the intended connections between unit entries, communal facilities, and parking areas.

Sight Distance:

The RTS-6 Guidelines for Visibility at Driveways document (RTS-6 Guide) indicates that for high volume driveways accessing onto a 'Local Road' with a 30km/h operating speed, the required sight distance is 30m.

The Transport Assessment confirms that the available sight distance on Edgewater Drive is in excess of 30m in each direction and therefore complies with RTS-06.

Basement Ramp

The Response prepared by Commute dated (25 September 2025) sets out that the proposed 3.6m ramp has been consented previously in this form and is supported by vehicle tracking analysis (Attachment A of the report) which demonstrates compliance with Auckland transport's design vehicle requirements. The geometry and width are sufficient to safely accommodate one-way entry or exit movements at the expected frequency.

Further the ramp length and grades have been designed in accordance with Unitary Plan standards and traffic signals are proposed to control ramp movements with priority to inbound vehicles. This management measure effectively eliminates the potential for vehicle conflict, ensuring safe and efficient use of the ramp even during peak times.

It is also important to note that providing a wider two-way ramp would require significant redesign and loss of basement parking capacity, with no proportional transport benefit given the very low demand.

In this context, the combination of very low traffic generation, compliance with tracking standards and active signal management is considered a robust justification for the 3.6m ramp.
In this context, the combination of very low traffic generation, compliance with tracking standards, and active signal management is considered a robust justification for the 3.6m ramp.

7.5.4 Unitary Plan Requirements – E27 Transportation

The Transport Assessment has undertaken an assessment of the relevant standards in Chapter E27 of the AUP relating to access width (E27.6.4.3), vehicle access restrictions (E27.6.4.1), crossing separation and number of vehicle crossings (E27.6.4.2), gradient of vehicle access (E27.6.4.4) and should be referred to in full.

As set out in Section 2 above, the proposed development results in infringements to Standards E27. 6.4.2- crossing separation and number of vehicle crossings and also E27.6.4.4- gradient of vehicle access which is set out as follows:

Standard E27.6.4.2- crossing separation and number of vehicle crossings

Table E27.6.4.3.2 (T151) of the Unitary Plan specifies the minimum and maximum widths for vehicle crossings for various zones. For residential zones, the Unitary Plan requirements for a vehicle crossing serving 10 or more car parking spaces are as follows:

- Minimum width of crossing at site boundary – 5.5m;
- Maximum width of crossing at site boundary – 6.0m, and
- Minimum formed access width – 5.5m (providing for two-way movements).

The proposed vehicle crossings are 3.5m wide at the site boundary. As such they do not comply with the Unitary Plan. It is however noted that the unitary Plan does not provide for the situation proposed whereby the entry and exit driveways are separated. Given the driveways are one-way and vehicle tracking (Attachment A) shows the driveway designs are correctly sized, the access widths are considered appropriate.

The proposed vehicle crossings will be designed in accordance with AT TDM Standard VX0104 Rev B.

Standard E27.6.4- Gradient of vehicle access

Rule E27.6.4.4.1 of the Unitary Plan outlines the requirement for the gradient of vehicle access. As such, the gradient of the access must not be steeper than 1 in 5 (20 per cent) for residential activities. To avoid the underside of the car striking the ground, access with a change in gradient exceeding 1 in 8 (greater than 12.5 per cent change) at a summit, or 1 in 6.7 (15 per cent change) at a sag must include transition sections to achieve adequate ground clearance. Typically, a transition section requires a minimum length of 2m.

The vehicle access is also required to include a platform at the property boundary so vehicles can safely stop and check for pedestrians and other vehicles prior to exiting. This platform must have a minimum length of 4m for residential activities and a gradient no steeper than 1 in 20 (5 per cent).

The gradient of the accesses are:

- Entry driveway: The gradient of the entry driveway is 7.0% (1:14) raising up to a summit followed by a 6.5% (1:15) grade down to a level entry.
- Exit driveway: The gradient of the exit driveway is 9.6% (1:10) raising up to a summit followed by a 11.4% (1:8.5) grade down at the site boundary.

Being a one-way driveway, a flat platform at the entry driveway is not required as a vehicle does not need to stop within the site to giveaway to pedestrians or vehicles, therefore the gradients are considered acceptable for the entry. The entry gradient therefore complies with the Unitary Plan. However, to comply with the Unitary Plan the exit driveway must have a minimum 4m platform with a gradient no greater than 5% to allow vehicles to safely stop for pedestrians or vehicles on Edgewater Drive.

7.5.5 Conclusion

The Transport Assessment provides the following conclusions in support of the application:

- The proposed development which seeks to provide extra units and parking spaces adopts an access arrangement which has previously been approved consent.
- The development is expected to generate up to 122 trips per day. This level of trips is able to be accommodated by the existing road network.
- No traffic safety issues have been identified which could adversely affect the road network in the vicinity of the proposed development;
- The proposed vehicle crossings are 3.5m wide at the site boundary and while not complying with the Unitary Plan are considered appropriate (as they are one-way and the Unitary Plan has no provision for this arrangement);
- All the car parking dimensions comply with the Unitary Plan.
- No parking spaces are required by the Unitary Plan.
- The proposed pedestrian access to Buildings A and B includes vertically separated 2m wide pedestrian footpaths.
- As per the PC79 requirements, the proposal includes 2 accessible parking standards.

- All accessible parking spaces are located on the ground floor in areas where a minimum of 2.5m of vertical clearance can be provided.
- One loading zone is provided on Site.

It is noted that the following measures are recommended in support of the proposal:

- Minor widening at the northeast corner of the ground floor accessway to accommodate vehicle tracking for a 6.3m long delivery van.
- A minimum 4m long platform with a gradient no greater than 5% is provided at the exit driveway to allow vehicles to safely stop for pedestrians or vehicles on Edgewater Drive;
- That Building A basement car park be controlled by traffic signal operation, with priority given to entry vehicles.

The Transport Assessment Report provides the following overarching report for the purposes of this application:

"Overall, the proposal is considered acceptable and there are no traffic planning reasons to preclude acceptance of the proposal as currently intended".

On balance, it is considered that any actual or potential adverse transport related effects generated as a result of the proposed development are able to be appropriately mitigated and/or will be less than minor.

7.6 Geotech

A Geotechnical Investigation Report has been prepared in support of the proposal by LDE which is contained in **Attachment K** and should be referred to in full. This report addresses matters relating to natural hazards, provides a geotechnical assessment with conclusions and recommendations,

7.6.1 Natural Hazards Risk Assessment

The Geotechnical Report concludes that with appropriate design, the proposed development is unlikely be affected by site specific natural hazards and therefore fulfils section 106 of the Act.

7.6.2 Geotechnical Assessment

The following assessment/recommendations are provided in support of the proposal:

- Seismic Consideration:

  Seismic Site Subsoil Class - Based on the ground investigations at the site, and our experience in the area, LDE consider the seismic sub soil class for the site to be Class C – shallow rock sites in accordance with NZS 1170.5:2004 Section 3.1.3.

- Quantitative Liquefaction Assessment:

  This assessment concluded that the liquefaction risk was found to be L2 moderate (small differential settlements) for an Importance Level 2 ULS case. Notwithstanding that, given that the superstructure will be suspended on piles embedded within bedrock, liquefaction induced settlements will not affect the superstructure. It is noted that down-drag caused by post-liquefaction settlement will need to be considered for negative skin friction pile design.

- Foundation Assessment:

  Shallow foundations are not recommended for primary structures. For ancillary structures (e.g., sheds), 300 kPa bearing capacity may be used for strip and pad footings up to 0.6m wide and 1.0m square respectively. Where these are used, to account for expansive soils, it is recommended they are embedded a minimum depth below final external ground level of 900mm or alternatively are designed in accordance with AS2870 for site class H1 (high) and/ or a specific design that accommodates this expansive site class.

- Bored Pile Foundations:

  - For bored cast-in-situ pile foundations founded on the Waitemata group bedrock at 10.5 to 13m below ground level. These capacities are unfactored and a strength reduction factor of 0.5 should be applied when calculating the factored (ULS) geotechnical resistance.

  - For seismic case design of pile compression loading only, a down drag shaft friction of 40kPa should be accounted for over the top 8.5m length of the pile, to account for liquefaction induced negative skin friction effect.

  - The Report confirms that given that shallow groundwater was encountered at the site, although the alluvial soils were generally noted to be stiff silts and clays, there were alluvial sands encountered in MH01. Therefore, it is recommended that the contractor allow a contingency for casings or a bentonite slurry if these materials do prove to collapse in.

- Strength Reduction Factor:

As required by Section B1/VM4 of the New Zealand Building Code Handbook, a strength reduction factor of 0.50 must be applied to all recommended geotechnical ultimate soil capacities in conjunction with their use in factored design load cases for static and earthquake overstrength conditions respectively

- Other Deep Foundation Options

  Depending on structural loads screw piles could also be an alternative piling option for this project. These piles comprise steel tubes with flighted auger tips screwed into the bearing strata to design loads measured by torque meter. Some piles are then test-loaded with kentledge. Subject to economics, their use should be appropriate on this site. Anticipated load carrying capacities need to be assessed in conjunction with the specialist contractors who promote this product.

- Pavement and Floor Slab Subgrade

  Based on the site investigation LDE consider that a ground bearing slab constructed on grade is appropriate on this site. A CBR of 3% may be assumed for slabs and pavement bearing over subgrade with a minimum undrained shear strength of 70kPa. It is recommended that shear vane testing be carried out at the time of construction to confirm the final subgrade construction details.

- Earthworks

  At the edge of the proposed Block A developments, cut up to 3.5m will be necessary to construct the building basement and cut and fills of up to 800mm, for the proposed development. Any batters that are required to be formed higher than 3.5m or not having the crest at the current ground level should be subject to specific design. Given the low compressibility of the ground at the site, settlement due to earthwork fill is expected to be minimal.

- Retaining Wall Design
  - For the design of the retaining wall on Site, retaining wall geotechnical design parameters summarised in the Geotechnical Report should be adopted.
  - The proposed buildings are situates above an estuary. An in-ground palisade wall may be required at the eastern site boundary to mitigate long term coastal regression effect. This is a matter for detailed design, and we understand that coastal regression will be determined by a coastal engineer / scientist in a separate report.

- Slope Stability:

- Basement Temporary Batter: Based on the groundwater level monitoring data to date, a groundwater level of 1m below ground level was assumed. A surcharge of 5kPa is modelled between the crest of the cut to 1m from the crest to represent pedestrian surcharge.12kPa is modelled at 1m from the crest of the wall representing construction vehicles and surcharge outside of the property boundaries. A factor of safety of 1.25 was targeted for construction case.
- Slope at Eastern Boundary: The report concludes that risk of slope instability encroaching the building platform is low even with conservative retaining wall embedment assumed.

7.6.3 Assessment of Effect on Buried Services and Neighbouring Building

The Geotechnical Report confirms that PVC water pipe and footpath along Edgewater Drive are assumed to be relatively ductile and is able to tolerate up to 20mm of settlement.

The Response provided by LDE on 29 August 2025 provides additional commentary relating to potential advese settlement related effects on 4 Susanne Place which is set out as follows:

The proposed retaining wall and stormwater infrastructure are not expected to have adverse settlement effects on 4 Susanne Place, given the design geometry and distance from the property of these features. Our report was prepared without reviewing Dodd Civil's civil drawings. At the time settlement effect due to the proposed development was not assessed as Block B has no basement proposed. We have now sighted the work in progress civil CAD file titled "Retaining wall and drainage layout 49603", and understand that up to 1m high retaining walls are proposed at the eastern boundary to the southeast of the proposed Block B, and a row of new stormwater manholes and pipes are proposed below the proposed retaining wall. In term of mechanical settlement, we consider retaining wall of 1m height designed to standard would only result in negligible deflections when supporting cohesive soil (i.e. a few millimetres). Therefore, the mechanical settlement effect on 4 Susanne Place is also negligible.

In term of groundwater drawdown, while Block B has no basement, the proposed trench excavation for the stormwater manhole SWMH1-1, SWMH1-1-1, SWMH1-1-3, and associated pipes were assessed against E7 and is considered permitted activity, A full assessment of the permitted activity standards in E7 is set out in the LDE Memo.

7.6.4 Groundwater and Settlement Monitoring Contingency Plan

The Geotechnical Report concludes that the proposed works will follow a prescribed construction sequence and monitoring is recommended to allow early review of ground response trends enabling early initiation of mitigation measures if these are required.

A draft construction monitoring and contingency plan (refer Appendix I) has been prepared and includes survey controls installed to monitor retaining wall deformation and potential building settlement due to ground excavation works. The Plan also indicates response procedures for reporting and potential mitigation measures should the alert or trigger levels be exceeded.

7.6.5 Summary

Overall, it is considered that through adherence to the above recommendations and the conditions of consent proffered in support of this application, any actual or potential geotechnical related effects generated as a result of the proposed development are able to be appropriately mitigated and/or acceptable and be less than minor.

7.7 Coastal

A Coastal Hazards Assessment has been prepared by 4D Environmental Limited in support of the proposal which is contained in **Attachment J** and should be referred to in full. This Assessment has provided analysis relating to coastal hazard/inundation/erosion risk, and also some broad recommendations which are set out in the following sub sections:

Coastal Hazard Risk:

Coastal hazard risk is a product of likelihood and consequence of a hazard affecting the property. The proposed development represents a significant increase in the intensity of the use of the four properties in Edgewater Drive, which are currently occupied by a single residential dwelling. The consequence of a coastal hazard has therefore increased in terms of the scale and value of the buildings and infrastructure, and the number of people affected.

Coastal Inundation Risk

With a finished ground level of 4.8-5.0 m (AVD-46), the properties are well above the level of a 1% AEP storm tide event, including allowance for freeboard and projected sea level rise. The basement of Block A will be above MHWS level but below the level of storm tides during extreme events. In the

future, the potential will exist for flooding should a pathway exist for water to reach the basement. This report assumes that the design of the basement and associated pumping system has considered these factors, including the implications of future sea level rise.

Coastal Erosion Risk

The proposed development is close to the coastal margin. Coastal erosion risk at the property is difficult to quantify accurately. Available data and field inspections indicate that some erosion is occurring on this shoreline, but rates of erosion appear to be very slow. Several scenarios were investigated due to uncertainties in determining both the underlying historical erosion rates, and the response of the shoreline to sea level rise in the future.

The basement of the proposed Block A is located approximately 6 m landward of the top of the coastal slope. Future erosion and associated slope adjustment beyond a 50-year timeframe could expose the basement wall. The seaward edge of Block B is likely to be landward of coastal erosion for at least 80 years.

Monitoring and Mitigation

The Response prepared by 4D Environmental Limited dated 12 September 2025 provides the following additional assessment relating to monitoring and mitigation:

The coastal margin at the site is a steeply sloping bank cut into Tauranga Group sediments. The mechanism of erosion at the site is gradual undermining at the toe and subsequent slope instability due to oversleeping. The site is within a sheltered tributary of the Tamaki River estuary and is fronted by mangroves. Wave exposure at the site is therefore very low, and storm events are not likely to be key drivers of erosion. Available data indicates that the rates of erosion are slow (approximately 0.02 - 0.05 m per year). Regularly spaced long term monitoring of bank retreat is therefore more appropriate than event-driven monitoring.

The rate of erosion is very slow, and the toe of the bank is obscured by vegetation cover in most areas. Aerial photography or drone imagery is not likely to provide sufficiently accurate output to monitor erosion over management timeframes. A practical and cost-effective approach would be to place benchmarks along the top of the bank to allow for physical measurement of toe retreat, and to collect photographic records from fixed locations on the foreshore at the dune toe. Where fixed structures exist on the foreshore, measurements can be made to the toe of the bank to provide further data.

Tattico confirms that this can occur concurrently with the requirements imposed through the on-going monitoring conditions that the applicant has offered in support of the application.

Simple measurements of distance to the toe of the bank at regular spacing (e.g. 15m-20m spacing) along the foreshore. Photographic records are useful to support measurements and evaluate any change.

No earthworks or vegetation is proposed on the Council reserve as part of the development. Observations of changes in vegetation may occur as it indirectly relates to observed land instability, but no direct vegetation monitoring is proposed as part of the coastal hazard monitoring. Tattico notes that minor earthworks may be required for the construction of stormwater outfall structures or planting.

Monitoring will include investigation for head scarps, tension cracking or slumping on the coastal slope and adjacent land.

Visual inspection should be undertaken by a geologist or engineer. The presence of any of the features defined above (head scarp, cracking, slumping) within 2 m of the property boundary would trigger a detailed risk assessment to be undertaken by an appropriately qualified professional. The risk assessment may include a photogrammetric survey and should include a stability analysis based on the ground profile at the time of the assessment, considering erosion rate over the next 10 years. Tattico also note that the applicant has offered conditions of consent requiring the inspection/monitoring of erosion and instability at a 5 yearly basis, and also the provision of contingency measures for remedial action in the event that evidence of erosion or instability is found.

Available information suggest toe retreat of the consolidated sediments is 2-5m per century. A key output of the ongoing monitoring is to evaluate erosion rates more accurately and determine likely change in the following 10-20 years. This information can complement slope stability monitoring described above. A fixed trigger (e.g. two metres of horizontal retreat of the toe of the coastal bank) could also be applied to prompt a detailed review of coastal hazard risk.

Summary:

The Coastal Hazard Assessment sets out that the proposed finished ground level at the Ambridge Rose development is above the level that is likely to be vulnerable to coastal inundation, including the effects of sea level rise and water level fluctuations.

The Auckland Council ASCIEs indicate that the area of the proposed development is potentially vulnerable to coastal erosion and instability. The timing and significance of coastal erosion hazard will depend on the rate of future sea level rise and the response of the local environment to rising sea levels. The long-term effects on the exposure and erosion of the toe are likely to be relatively minor if sedimentation rates in the estuary keep pace with sea level rise. If sea level rise exceeds sedimentation rates, exposure of the coastline to active coastal processes will increase and the rate of toe erosion may also increase.

The Coastal Hazard Assessment sets out that a range of scenarios have been presented to address different timeframes and sea level rise rates and the uncertainty in defining coastal erosion hazard risk in the long term.

The coastal erosion hazard risk to the proposed development is summarised as:

- The basement of Block A is unlikely to be exposed by coastal erosion for at least 50 years. It is possible that erosion could reach the basement over longer timeframes (e.g.> 50 years and >0.6m of sea level rise).
- The extent of exposure to Block A is likely to be minor, depending on the economic lifespan of the building.
- Block B is unlikely to be affected by coastal erosion in the next 80 years.

Coastal Protection Works and Monitoring Assessment and Recommendations

4D Environmental Limited have prepared a further response dated 30.10.2025 which provides the following assessment.

The Coastal Hazard Assessment has identified the potential for coastal erosion hazard to affect the development. This hazard relates to slope instability that could occur as the toe of the bank is slowly undermined by coastal processes. Existing information indicates the toe of the bank is probably eroding very slowly (0.03-0.05 m/yr). This may be accelerated by future sea level rise. Accurately predicting coastal erosion rates at site is challenging because the rates are slow and therefore difficult to measure. It is also difficult to predict the effect that rising sea level will have on erosion rates, as the shoreline response will depend on many factors.

My analysis suggests that coastal erosion is not an immediate threat to the development, but instability in the bank caused by as little as 2 m of toe erosion could start to affect the land seaward of the buildings within 50 years. Direct impact on the proposed buildings within 50 years is possible but less likely.

There is very little scope for adaptation or adjustment of the proposed structures and activities in response to coastal erosion within the property with the proposed development. It is therefore necessary to consider coastal hazard risk in relation to the property boundary. I therefore suggest two potential approaches to managing coastal erosion hazard risk over the lifespan of the development:

1. Construct a retaining wall within the boundary of the property as a mitigation measure (at the time of development) to stabilise the slope so that instability in the reserve that occurs due to toe erosion does not impact the development.
2. Undertake monitoring to understand current erosion rates and to what for any signs of slope failure. Be prepared to construct retaining works if required

An assessment of the overall level of risk proportionate with each of the two options is provided below for completeness:

- Option 1: Given the level of coastal erosion risk is low in the short term and uncertain over the lifespan of the development, it is not considered necessary to install a structure pre-emptively to mitigate against potential coastal erosion. With this approach, a structure may be buried for many decades before being exposed. On this basis, a monitoring regime (as set out in Option 2 below) is recommended.
- Option 2: The slow and incremental nature of coastal erosion in this setting means that coastal erosion hazard risk will evolve gradually, allowing time for monitoring and response. For this reason I have recommended simple low cost monitoring to determine erosion rates and predict more accurately over time if and when the development may be affected. If coastal erosion rates are at the lower end of the predicted range, and sea level rise effects are buffered by sedimentation and vegetation it is possible that the development will not be impacted by coastal erosion over its lifespan, or that required mitigation will be minor. If erosion at the toe of the coastal bank causes slope instability over time, a retaining wall may be required. Council has recently endorsed this approach for an approved consent (BUN60403972) which established two three level standalone buildings across the Site.

- The conditions proffered in support of this application on Augier basis are set out below for completeness.

X. The Consent holder must inspect/monitor erosion and instability *at the time of initiation of construction and a 5 yearly basis including:*
i. Site inspection by a geologist or engineer to identify any features indicating stability, including head scarp, cracking or slumping.
ii. Site inspection by a coastal scientist or coastal engineer, direct measurements of horizontal retreat of the toe of the bank, and a photographic record of the bank and intertidal area.

X. *If any features indicating instability are observed within 2m of the property boundary, or the horizontal erosion of the toe of the bank exceeds 2 m, a detailed assessment of slope stability and/or coastal erosion must be undertaken to evaluate coastal erosion and slope stability risk, review the frequency and methods of monitoring and determine the need for remedial action.*

X. *In the event, evidence of erosion and/or instability is found, remedial action must be undertaken immediately where the consent holder must provide for Council approval:*
a. details of ground stabilisation works,
b. details of sediment/erosion controls associated with the above works,
c. details of replacement planting,
d. a timeframe for each stage of implementation, and
e. documentation requirements and timeframes for its submission to Council to ensure that such ground stabilisation works have been completed to a satisfactory degree.
All works shall then be carried out with the detail and dates approved by Council, and thereafter retained and maintained, to the satisfaction of the Council.

The additional requirement for inspection/monitoring for erosion to occur at the time of initiation of construction has been introduced noting that should the consent be approved, the applicant has five years to give effect and implement the consents, should the application be approved. In terms of policy 24 and 25 of the NZCPS, the following assessment is provided:

- The Site is not identified as being within an area at high risk of being affected by a coastal hazard. The proposed development does not increase the risk of adverse effects from coastal inundation or cause an immediate increase in coastal hazard risk. Episodic natural hazard "events" are not expected to impact the proposed development. The hazard risk in this case relates to the potential for coastal erosion hazard risk to develop gradually in the medium to

long term. The rate of toe erosion at the site has historically been very slow, and measuring these rates accurately has been inhibited by obscuring vegetation and mapping limitations. Prediction of future rates is further complicated by accelerating sea level rise. The CHA estimates approximately 2-6 m of toe retreat over a 50-80-year timeframe, depending on underlying shoreline retreat rate and the impact of future sea level rise. If erosion rates are consistent with the lower estimates, the proposed development may not be affected by coastal erosion over its expected lifespan. However, given the uncertainty and necessary precaution, the CHA calculations suggest that in 50+ years. It is likely that coastal erosion will affect the seaward edge of the property and it is possible that the seaward edge of Building A could be exposed.

- The proposed development does not increase the risk of adverse effects from coastal inundation or cause an immediate increase in coastal hazard risk. Future coastal erosion risk generated across the Site is able to be appropriately mitigated through the proffered conditions of consent outlined above in this further response.

Conclusion

Overall, it is considered that any future coastal hazard risk associated with the location of the proposed development is able to be appropriately managed by way of ongoing monitoring and implementation remedial measures which are reflected in the conditions of consent which have been proffered by the applicant in support of this application. Overall, it is concluded that through the proffering of conditions of consent (as outlined above) in support of this application, the proposed development is tolerable within this site-specific context, and any natural hazard related effects including those relating to coastal inundation and erosion are able to appropriately mitigated and acceptable.

7.7 Ecology

An assessment was prepared by ecologists Bioresearches in support of the approved consent BUN60403972. During the processing of that consent, it was identified that the coastal marine area forming Tamaki Estuary adjacent to the Site potentially met the definition of a wetland.

Amendments to the National Policy Statement for Freshwater Management have confirmed the definition for natural wetlands. To be a wetland (as defined by the RMA), it must not be located in the coastal marine area. Hence, the coastal wetland is not able to be considered or assessed under the National Environmental Standard for Freshwater Regulations.

Notwithstanding the above, the construction of two stormwater outfalls in the location potentially subject to an increased level of coastal erosion has the potential to result in adverse ecology related effects within the coastal environment which have been assessed and are set out below.

In terms of the construction of the two proposed outfalls within the coastal marine area and discharging into the Tamaki Estuary, it is noted that this has been authorised through the underlying regionwide global network discharge consent. In addition, treatment of all paved surfaces across the Site is proposed, including the use of permeable pavers for parking spaces and stormwater treatment devices downstream of catchpits for the remainder of the JOAL runoff.

The roofing area is not proposed, owing to the use of inert buildings materials adopted across the proposed development. The outfall structures have also been designed to minimise disturbance to the bed through energy dissipation. Riprap apron has been included for both outfalls to reduce exit velocities in the event of a high-volume discharge event at low tide. The Infrastructure Report confirms that this is expected to account for any potential erosion or scouring of the estuary bed.

Overall, these measures are considered to appropriately mitigate any potential ecological related effects within the Pakuranga/Tamaki Estuary coastal marine area generated as a result of the construction and establishment of the two stormwater outfall structures in the location proposed and will be less than minor.

7.9 Construction

Construction traffic will generate additional vehicle movements from trucks and other vehicles, and an increase to noise during the construction period which will require some management, however, potential construction traffic related effects are able to be appropriately mitigated through conditions proffered in support of the application.

A CMP containing key methodology details relating to the construction of the proposed development and contingency measures to be adopted during works on site will be prepared prior to works commencing on Site and are also able to be addressed and is able to be formalised through the conditions proffered in support of the application.

The other conditions of consent proffered in support of this application relating to the preparation of an Erosion and Sediment Control Plan, earthworks, dust, construction hours/noise/vibration and

accidental discovery protocols will assist in ensuring that any actual or potential construction related effects generated as a result of the proposal are able to be appropriately mitigated and/or will be less than minor.

Overall, it is considered that any construction related effects generated as a result of the proposed development are able to be appropriately mitigated through conditions of consent and/or will be less than minor and acceptable.

7.10 Construction Noise and Vibration

The Construction Noise and Vibration Assessment notes the following potential exceedances to the Construction Noise Standard (E25.6.27) during piling works, earthworks and across all other works which is set out as follows:

During Piling Works:

- Option 1: Continuous Flight Auger (CFA):
- 157 Edgewater Drive: Up to 75dB LAEQ and 90 dB LAMAX for approximately 1 week.

- Option 2: Augering attachment on excavator
- 157 Edgewater Drive: Up to 78dB LAeq and 95dB LAmax for circa 1 week at any receiver reducing to 73-75dB LAeq and 90dB LAmax for a further 1 week
- 132, 130, 128 Edgewater Drive: Up to 75dB LAeq and 90dB LAmax for circa 1 week at any receiver reducing to 70-73dB LAeq and 90dB LAmax for a further 1 week
- 126 Edgewater Drive, 2, 4 Susanne Place: Up to 73dB LAeq and 90dB LAmax for circa 1 week

During Earthworks (for up to 1 week at any receiver):

- Up to 73dB LAeq and 90dB LAmax at 157 Edgewater Drive, 2, 4 Susanne Place.

All other works

- Can be managed within the compliance limit of 70dB LAeq and 85dB LAmax at all other receivers during all other works.
- The CNVA also sets out that the expected vibration levels generated as a result of the construction works are set out as follows: Within the structural protection DIN4150-3 criteria limits at all receivers.
- Within the amenity level of 2mm/s at all occupied recievers, other than:

- Vibration levels may during up to 3 days of augering reach up to circa 3mm/s at 157 Edgewater Drive.
- Vibration levels may during up to 3 days of compacting reach up to circa 4mm/s at 157 Edgewater Drive and up to 3m/s at 2, 4 Susanne Place.

7.10.1 Mitigation Measures

A range of mitigation measures are recommended to reduce noise and vibration related exceedances resulting from construction noise which are set out as follows:

Time Restrictions:

- Augering/Piling and vibratory compacting limited to the hours of Monday – Friday 8:30am to 5:00pm
- All other noise or vibration generating works shall be limited to the hours of Monday – Saturday 7:30am to 6:00pm.
- Noise and Vibration generating work shall not occur on Sundays.

Fencing:

- Boundary Fencing with occupied receivers along the southern and southwestern boundaries: Acoustic fencing, a minimum 2m height, is proposed to be established along the southern boundaries with occupied receivers. Fencing can be established using acoustic blankets or materials a minimum 7kg/m2 surface density (e.g. plywood minimum 12mm thickness) affixed to landscape fences or chain-link fences. Fencing to be maintained at least until foundations are established.

- Boundary Fencing with occupied receivers along the southern and southwestern boundaries: Acoustic fencing, a minimum 2m height, is proposed to be established along the southern boundaries with occupied receivers. Fencing can be established using acoustic blankets or materials a minimum 7kg/m2 surface density (e.g. plywood minimum 12mm thickness) affixed to landscape fences or chain-link fences. Fencing to be maintained at least until foundations are established.

Equipment Restrictions:

The following restrictions shall be imposed on the sizes and operation of equipment:

- Augering: limited to attachment on excavator no larger than 23T (or using CFA with on size restrictions)

- Earth moving excavators:

- Within 15m of the southern boundary limited to no larger than 23T.
- More than 15m from the southern boundary limited to no larger than 15T.

- Compacting in the site within 15m of a receiver:

- Drivern compactors (smooth drum or padfoot no larger than 4T can be used only with vibratory functions OFF.
- Vibratory compacting limited to hand held no more than 300kg.

- Compacting at more than 15m from a receiver:

- Driven compactors (smooth drum or padfoot) no larger than 2T can be used.

Casing Methodology Requirements

If concerns arise pertaining to bore stability, the use of the following alternate methodologies should be considered:

- Use of CFA (Continuous Flight Auger)
- Over-boring to allow non-vibratory hydraulic insertion of casing
- Use of Bentonite slurry.
- Cased Auger Piling (auger and casing screwed simultaneously into soil)

Notwithstanding that, if the use of vibro casing insertion and extraction is unavoidable, then pre-start test runs shall be monitored for vibrations. This is to establish intensity and mitigation measures required to achieve compliance (e.g. over-boring) or alternatively if other methodologies are needed. Vibrations from casing insertion and extraction vary significantly depending on ground conditions and equipment used, even on a seasonal basis pertaining to moisture content in the soil. As such Pre-start monitoring of casing required if vibratory casing is deemed the only practicable option.

Pre-start Monitoring is intended to establish if, with all mitigation measures implemented, casing can be undertaken within consented noise and vibration limits. If casing cannot be undertaken within the consented limits, then an alternative methodology must be considered, such as use of bentonite.

Equipment Recommendations

- Rattling Guns: The use of rattle guns on steel or concrete structures can generate high and potentially tonal noise levels especially when occurring at elevation. Alternatives include: shear snap off bolts, hydraulic torque wrenches.
- Stud Shots: If concerns arise pertaining to bore stability, the use of the following alternate methodologies should be considered: The noise levels generated from stud shots on steel

structures is highly tonal, loud, and impulsive, and can be cause for disruption. Screw fixing is recommended as a best practicable option to minimise noise.

Operational Recommendations

- Concrete Pumping – Structure: If mobile concrete pumps are required, these can be positioned away from the closest residential receivers to allow for concrete pours out of hours if required structurally (or for traffic control purposes to do so). If static pumps are proposed, it is recommended these are positioned within the structure of the building to use it as a shield for control of noise propagation. Static pumps can also be locally shielded by acoustic enclosures (e.g. using acoustic blankets).

7.10.2 Assessment of Noise Effects

The CNVA has undertaken an assessment of noise effects resulting from the proposed development which set out that construction works inevitably result in undesirable noise effects in the surrounding environment. To quote from the national standard NZS6803:1999, pertaining to construction noise:

"*Although this may mean that the noise is undesirable, it is not necessarily unreasonable when all the relevant factors are taken into consideration. Construction noise is an inherent part of the progress of society. As noise from construction projects is generally of limited duration, people and communities will usually tolerate a higher noise level provided it is no louder than necessary, and occurs within appropriate hours of the day*".

Based on this, it is reasonable to assume that for appropriate hours of the day, works that maintain noise levels within the compliance limits are deemed to have reasonable effects, provided no affected neighbours have specific sensitivities to noise. Examples of these would be schools, early childhood centres, retirement villages, or recording studios. Where special sensitivity receivers are identified, specific assessments are usually required even if noise levels are compliant with the regulatory limits. As such consideration must be given to the occupancies in proximity to a construction site. Noise levels within buildings should be considered when the main use of the surrounding environment during the works is indoors. For reference in this context, the sound insulation levels of old villa type dwellings in New Zealand is generally expected to provide attenuation of 20-25dB with doors and windows closed. As a conservative measure, an attenuation level of 20dB is assumed between external and internal noise levels. A number of other considerations are required when assessing the effects of noise on the surrounding environment, including the site itself, the dynamics of the work (where it occurs within the site), and how the effected receiver occupancies are used (indoors vs

outdoors.) The following subsections provide a high level summary of the considerations for the subject site.

Effects at Compliance Level

The CNVA sets out that it is noted that the surrounding development is predominantly residential. As such, assessment against normal domestic activities is appropriate. Based on the absence of specific noise sensitivities in the immediate surroundings, and with this being a long term duration project, the compliance limit for noise in accordance with the AUP is Leq 70dBA and Lmax 85dBA measured at 1m from the façade of a building, and is considered reasonable.

The CNVA sets this level relates to outdoor noise. Subjectively, this is generally analogous to noise levels adjacent an active state highway during busy hours of the day while small vehicle traffic is flowing. An external noise level of Leq 70dBA would limit outdoor activities, as conversations would require raised voices and the majority of people would only be comfortable for short periods. Taking into account the times of day allowed for this compliance noise level, it is likely to overlap with outdoor recreational activities, potentially during Saturdays. Notwithstanding that, this level would still be compliant. Assessed internally, this noise level would conservatively result in an internal noise level of Leq 50 dBA. For subjective comparison, this noise level is analogous with the interior of an average active home, or noise within a quiet open plan office. We note for reference that conversational speech at 1m separation is approximately 60dBA. As such, this noise level would not interfere with normal conversations

Effects at Exceedance Level 73dBA

We note that the general threshold of human differentiation of noise levels is circa 3dBA. The majority of people would not be able to tell the different between noise levels 3dBA apart. As such, the effects at 73dBA are generally similar to the effects of compliance at 70dBA.

Effects at Exceedance Level 75-78dBA

Regarding the exceedance at Leq 75-78dBA when assessed internally, noise levels in rooms with facades facing the subject site would conservatively be expected to reach approximately Leq 55-58dBA where exceedances are predicted. For subjective assessment, this noise level is where most people would have to raise their voices slightly in conversations. Construction noises at this level also become noticeable in phone conversations. Based on the above, a 5dBA difference is considered louder, albeit “just louder” and not unusual for the proposed activities, and not excessive in terms of subjective perception especially considering the proximity of the adjacent building to the boundary. An 8dBA difference would be considered “noticeably louder”.

As a general guideline, noise levels in the 75-78dBA range would be tolerable for a few weeks provided prior notification, explanation and scheduling are communicated to the neighbours.

Equipment Sizes – Duration vs Noise Level

If plant used is smaller than necessary, the duration of the works would cause more detrimental effects than the benefits of reducing the noise levels slightly. To achieve a reasonable balance between progress pace and noise levels, equipment restrictions are proposed in addition to significant acoustic shielding. This is to maintain the overall effects including duration to levels considered tolerable in residential environments.

7.10.3 Assessment of Vibration Effects

The CNVA has also undertaken an assessment of vibration related effects resulting from the proposed development, concluding that with regard to effects, the following is quoted from Section B1 of ISO 2631-2:2003 – Mechanical vibration and shock — Evaluation of human exposure to whole-body vibration — Part 2: Vibration in buildings (1 Hz to 80 Hz):

"*Human response to vibration in buildings is very complex. In many circumstances the degree of annoyance and complaint cannot be explained directly by the magnitude of monitored vibration alone. Under some conditions of amplitude and frequency, claims may arise while measured whole-body vibration is lower than the perception level*."

Notwithstanding the subjective and statistical nature of the vibration response, the assessment of vibration effects in accordance with the British Standard BS5228-2:2009 is:

- Perception of vibrations typically starts at 0.3mm/s PPV (Peak Particle Velocity) in residential environments during daytime hours.
- At vibration levels in the order of 1mm/s but less than 10mm/s, vibrations can be tolerated if prior warning and explanation are given to residents.
- Common values of vibrations associated with daily activities in light framed buildings are as follows (as measured and reported by Arne P. Johnson & W. Robert Hannen) Occupants walking and closing doors ≈ 0.5mm/s - 1.25mm/s
- Occupants running or jumping ≈ 1.25mm/s – 5mm/s
- Moving furniture ≈ 2.5m/s - 3.5mm/s

- Vibration levels, if maintained at 5mm/s would be highly upsetting and prolonged exposure would not usually be tolerated in residential, office and commercial environments.
- Exposure to short impulses of vibrations at 5mm/s would be tolerable in residential environments for a few days provided occupants are given prior warning and explanation beforehand.

Based on the highest levels predicted, the time of the day this would occur, and as per the guidelines of BS5228-2:2009; provided prior warning and explanation is afforded in a timely manner to affected neighbours as per the requirements of the CNVMP, the predicted vibration levels are noted to be tolerable in residential environments and are considered acceptable.

7.10.4 Summary

Overall, it is considered that any actual or potential adverse construction and vibration related effects generated as a result of the proposed development are able to be appropriately mitigated through the adoption of the various mitigation measures set out above and adherence with a Construction Noise and Vibration Management Plan and/or will be less than minor and acceptable.

7.111 Effects conclusion

Overall, a comprehensive approach to the redevelopment of the Site is proposed and careful consideration has been given to ensuring any potentially adverse effects are avoided, remedied or mitigated.

In terms of the design and overall scale of the development, further mitigation of character, amenity, streetscape, visual dominance, privacy and shading related effects have been achieved through adopting a range of measures set out below, whilst noting that the nature, orientation and layout of receiving properties located on Susanne Place and Edgewater Driver are considered to further mitigate similar potential adverse effects resulting from the proposed development:

- Centering and stepping in the over height elements of the adjacent Building B;
- The larger setback of Building B from the directly adjoining properties at 2 and 4 Susanne Place;
- Achieving compliance with the Alternative Height in Relation to Boundary Standard along these key external boundaries;
- Achieving a high quality design that provides a high level of visual interest; and

- Adopting a number of key design techniques to reduce the overall perceived bulk and scale of the development; and
- Provision for extensive landscaping along all key external boundaries.

The proposed conditions of consent proffered by the applicant in support of this application and contained in Attachment O further remedy or mitigate potential adverse effects relating to infrastructure and servicing, transport, geotech and groundwater, coastal, ecology and construction related matters resulting from the proposal.

On balance, the proposed development overall is considered to result in adverse effects that are no more than minor.

8 STATUTORY ASSESSMENT

The following section analyses the relevant statutory provisions that apply to the application and the locality. Significantly, these are the provisions of the Resource Management 1991 and associated policies and documents that relate to resource consents. The RMA sets out the statutory framework, within which resources are managed in New Zealand. The framework sets out a hierarchy of tests that must be passed in order for resources to be utilised, either on a temporary or permanent basis. Section 104 of the RMA sets out the matters for consideration when assessing a resource consent.

Under section 104(1) of the RMA, when considering an application for resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to:

(i) Any actual and potential effects on the environment of allowing the activity
(ii) The relevant provisions of a national policy statement
(iii) A New Zealand Coastal Policy Statement
(iv) A regional policy statement
(v) A plan or proposed plan; and
(vi) Any other matter that the consent authority considers relevant and reasonably necessary to consider the application

Overall, the proposal is to be considered as a restricted discretionary activity. Section 104C states that a consent authority may grant or refuse an application for a restricted discretionary activity. If granted, the consent authority may impose conditions only over those matters they have retained discretion over.

The following assessment addresses the other relevant provisions of Section 104(1) of the RMA. It is noted that the actual and potential effects of the proposal are described in section 7 above, where it was concluded that any adverse effects resulting from the proposal are able to be appropriately mitigated and/or will be less than minor.

8.1 Section 104(1)(a) – Actual or potential effects on the environment

Section 104(1)(a) of the RMA requires that a council have regard to any actual or potential effects on the environment of allowing an activity.

Pursuant to section 104(3)(a), a council must not have regard to any effect on a person who has given written approval to the proposal, nor any trade competitor or effects of trade competition. No written approvals have been sought or received in relation to this application.

In the assessment of environmental effects of the proposal set out in Section 6 of this report, it is concluded that the adverse effects of the proposal will be less than minor.

8.2 Section 104(1)(b)(1) – National Environmental Standard

There are no National Environmental Standards relevant to this application. For completeness, the following comments are noted.

National Environmental Standard for Freshwater Management ('NES: FW') 2020

Natural wetlands mean a wetland (as defined by the RMA) that is not located in the coastal marine area. Hence, the NES: FW does not apply to the wetland identified the coastal marine area in the Tamaki Estuary. No consents for earthworks or discharge within proximity to a natural wetland are sought or required for the purposes of this application.

National Environmental Standard for Soil Protection and Human Health (NES: SPH) 2011

Aerial photographs and a desktop review confirms that historically the Site has been used for residential purposes and is proposed to be continued to be used for residential purposes for this application, i.e. there is no change of use occurring nor is there any reason to suspect that the Site is subject to elevated levels of contaminants that would exceed the permitted activity criteria of the NES: Soil Protection and Human Health 2011. No consents are sought or deemed to be required for the purposes of this application.

8.3 Section 104(1)(b)(ii) – Other regulations

There are no other regulations relevant to this application.

8.4 Section 104(1)(b)(iii) – National Policy Statement on Urban 2020 ('NPS-UD')

The National Policy Statement on Urban Development 2020 (NPSUD) came into force on 20 August 2020. The NPSUD provides direction to decision-makers under the RMA on planning for urban

environments. It recognises the national significance of well-functioning urban environments, with particular focus on ensuring that local authorities, through their planning:

- Contribute to well-functioning urban environments, which are urban environments that as a minimum have or enable a variety of homes that meet the needs, in terms of type, price, and location, of different households.
- Enable all people and communities to provide for their social, economic and cultural wellbeing, and for their health and safety, now and into the future.
- Provide planning decisions that improve housing affordability by supporting competitive land and development markets.
- Enable more people to live in, and more business and community services to be located in, areas of an urban environment where the area is on or near a centre zone or other area with many employment opportunities, the area is well-serviced by existing or planned public transport, or there is a high demand for housing or business land in the area, relative to other areas within the urban environment.
- Enable New Zealand's urban environments, including their amenity values, to develop and change over time in response to the diverse and changing needs of people, communities and future generations.
- Take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).
- Integrate decisions on urban development with infrastructure planning and funding decisions with a medium and long-term focus and be responsive to development proposals that would supply significant development capacity.

An assessment of the objectives and policies referenced in the NPS-UD and of relevance to this application are set out below for completeness:

- *Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.*

Assessment: The proposed development is considered to provide a positive contribution in enabling a well-functioning urban environment within this southwestern Pakuranga location in the following ways:

- Through providing for an extension to the existing Ambridge Rose Retirement Village and a range of residential units of varying size, increased housing choice in the aged care sector demographic

is enabled which also maximises the available use of a number of properties to provide for this configuration in an efficient manner.

- The proposed development is located in proximity to a range of open and natural spaces including Esplanade Reserve, the Edgewater Tennis Court (located within Edgewater College Grounds) and also Raewyn Place Reserve and the Edgewater Shopping Centre. The AMETI Eastern Busway located on Ti Rakau Drive and bus stops - Te Tahi Wai Station (eastbound)and Koata Station (westbound) are located within 500m and 650m of the Site (i.e walking distance) and provide for direct access to a range of commercial and communal facilities.
- The proposed development is subject to potential coastal erosion and hazard risk, however, conditions of consent relating to coastal monitoring are proffered which are considered to suitably mitigate any potential adverse coastal related effects, including those associated with climate change.
- Overall, it is considered that the proposed development and access to surrounding amenities positively contributes to the social, economic and cultural wellbeing of Edgewater residents and future residents of the Ambridge Rose retirement village.

  - *Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets.*

Assessment: N/A

  - *Objective 3: Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:*
    - *The area is in or near a centre zone or other area with many employment opportunities the area is well-serviced by existing or planned public transport; and*
    - *There is high demand for housing or for business land in the area, relative to other areas within the urban environment.*

Assessment: The Site is located within walking distance of the AMETI Busway on Ti Rakau Drive which is currently under construction and also meets the definition of rapid transit network. Two bus stops - Te Tahi Wai Station (eastbound)and Koata Station (westbound) are located within 500m and 650m of the Site respectively. There is also demand for housing providing for the aged residents in the locality, with the existing Ambridge Rose Retirement Village located adjacent which is currently at capacity and the Metlifecare Edgewater Retirement Village located on Edgewater Drive.

- *Objective 4: New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.*

Assessment: It is noted that the proposed development is of a scale that is deemed to be consistent with the built environment envisaged through the NPS-UD, whilst it is acknowledged that it also represents a change to the urban built form in comparison to the existing environment. The proposed development will positively impact existing amenity levels in the locality through the activation of the streetscape and also the adoption of buildings that are of a high-quality design and will result in visual interest, provided for in a residential unit/apartment typology configuration, with a range of sizes available, offering choice for future residents.

- *Objective 5: Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).*

Assessment: N/A

- *Objective 6: Local authority decisions on urban development that affect urban environments are: integrated with infrastructure planning and funding decisions; and strategic over the medium term and long term; and responsive, particularly in relation to proposals that would supply significant development capacity.*

Assessment: No upgrades to infrastructure beyond existing public service connections are required or proposed as part of this application, noting the scale of the project.

- *Objective 7: Local authorities have robust and frequently updated information about their urban environments and use it to inform planning decisions*.

Assessment: N/A

- *Objective 8: New Zealand's urban environments: support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change.*

Assessment: The proposed development is subject to potential coastal hazard risk, however, conditions of consent relating to coastal monitoring are proffered in support of this application which are considered to suitably mitigate any potential adverse coastal related effects, including those associated with climate change.

Policies

Policy 1: *Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum: have or enable a variety of homes that:*

(i) meet the needs, in terms of type, price, and location, of different households; and

(ii) enable Māori to express their cultural traditions and norms; and

(iii) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and

(iv) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and

(v) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and

(vi) support reductions in greenhouse gas emissions; and

(vii) are resilient to the likely current and future effects of climate change.

Assessment: The proposed development is considered to provide a positive contribution in enabling a well-functioning urban environment within this southwestern Pakuranga location in the following ways:

- Through providing for an extension to the existing Ambridge Rose Retirement Village, and a range of residential units of varying size, increased housing choice in the aged care sector demographic is enabled which also maximises the available use of a number of properties to provide for this configuration in an efficient manner.
- The proposed development is located in proximity to a range of open and natural spaces including Esplanade Reserve, the Edgewater Tennis Court (located within Edgewater College Grounds) and also Raewyn Place Reserve and the Edgewater Shopping Centre. The AMETI Eastern Busway located on Ti Rakau Drive and stops - Te Tahi Wai Station (eastbound)and Koata Station (westbound) are located within 500m and 650m of the Site (i.e walking distance) and provide for direct access to a range of commercial and communal facilities.
- The proposed development is subject to potential coastal hazard risk, however, conditions of consent relating to coastal monitoring are proffered in support of this application which are considered to suitably mitigate any potential adverse coastal related effects, including those associated with climate change.

Policy 2: Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.

Assessment: The proposed development is considered to provide a positive contribution to existing housing stock in the Auckland region, for aged citizens is an actively contemplated under the underlying zone and other residential zones. It will enable an appropriate level of more intensive development in an integrated and compact manner in an appropriate location and is reflective of increasing intensity of residential development occurring and introduces apartment typologies within apartment building and care building facilities to accommodate the aged residents and that are also anticipated under the underlying MHS Zone.

Policy 3: In relation to tier 1 urban environments, regional policy statements and district plans enable:
-in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification; and
-in metropolitan centre zones, building heights and density of urban form to reflect demand for housing and business use in those locations, and in all cases building heights of at least 6 storeys; and - building heights of at least 6 storeys within at least a walkable catchment of the following:

- *(i) existing and planned rapid transit stops*
- *(ii) the edge of city centre zones*
- *(iii) the edge of metropolitan centre zones; and within and adjacent to neighbourhood centre zones, local centre zones, and town centre zones (or equivalent), building heights and densities of urban form commensurate with the level of commercial activity and community services.*

Assessment: The Site is located within walking distance of the AMETI Busway on Ti Rakau Drive which is currently under construction and also meets the definition of rapid transit network. Two bus stops - Te Tahi Wai Station (eastbound)and Koata Station (westbound) are located within 500m and 650m of the Site respectively. There is also demand for housing providing for the aged residents in the locality, with the existing Ambridge Rose Retirement Village located adjacent and the Metlifecare Edgewater Retirement Village located on Edgewater Drive.

Policy 4: Regional policy statements and district plans applying to tier 1 urban environments modify the relevant building height or density requirements under Policy 3 only to the extent necessary (as specified in subpart 6) to accommodate a qualifying matter in that area.

Assessment: It is noted that Auckland Council's Proposed Plan Change 78 imposes two qualifying matters over the Site relating to floodplain and also coastal erosion. The imposition of the floodplain as a qualifying matter appears to be a mapping error given that the Council Geomaps indicate that whilst an overland flow path conveys across the Edgewater Drive road reserve it does not extend into

the site, nor are there any other floodplain extents identified. The Coastal Erosion Overlay follows the ASCIE 2130 (for sea level rise) and presents a coastal hazard risk. Noting a Coastal Report has been prepared in support of the proposal, however, conditions of consent relating to coastal monitoring are proffered in support of this application which are considered to suitably mitigate any potential adverse coastal related effects.

Policy 5: Regional policy statements and district plans applying to tier 2 and 3 urban environments enable heights and density of urban form commensurate with the greater of:

(a) the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or

(b) relative demand for housing and business use in that location.

Assessment: Not Applicable. Auckland is a Tier 1 urban environment.

Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:

(a) the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement

(b) that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:

(c) may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and

(d) any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity.

(e) the likely current and future effects of climate change.

Assessment: It is noted that the proposed development is of a scale that is deemed to be consistent with the built environment envisaged through the NPS-UD, whilst it is acknowledged that it represents a change to the urban built form in comparison to the existing environment. The proposed development will positively impact existing amenity levels in the locality through the activation of the streetscape and also the adoption of buildings that are of a high-quality design and will result in visual interest, provided for in a residential unit/apartment typology configuration, with a range of sizes available, offering choice for future residents.

Policy 7: Tier 1 and 2 local authorities set housing bottom lines for the short-medium term and the long term in their regional policy statements and district plans.

Assessment: The proposed development is considered to provide a positive contribution to existing housing stock in the Auckland region, for the aged citizens is an actively contemplated under the underlying zone and other residential zones.

The NPS-UD is largely focused on requiring councils to address these issues in the preparation of their regional/unitary/district plans. However, in terms of giving consideration to individual applications, when NPSUD factors are taken into consideration, this application in my view is fully consistent with the NPSUD

8.5 Section 104(1)(b)(iv) – New Zealand Coastal Policy Statement

The proposal is considered to be consistent with the relevant objectives and policies of the New Zealand Coastal Policy Statement (NZCPS) to safeguard the integrity, form, functioning and resilience of the coastal environment as well as its ecosystems. This is noted as the proposal will implement best practice measures during works to ensure sedimentation effects can be avoided, remedied or mitigated on the ultimate receiving environment. Further, as appropriate treatment will occur prior to the discharge of water, the discharge of sediment laden water here is not expected to adversely affect any ecosystems within the coastal environment. In addition, stormwater discharge is proposed to occur into the coastal environment of Pakuranga Creek and the Tamaki Estuary through the installation of two proposed outfalls, however, this is authorised by the existing region wide Global Network Discharge Consent.

It is also noted that an existing esplanade reserve is located adjacent to the coast which does not provide for any form of existing public access. For completeness, it is acknowledged that no form of access to the esplanade reserve is proposed as part of this application noting the existing access constraints.

The Site has been identified as being potentially susceptible to coastal instability and erosion. The Coastal Report prepared in support of this application has provided a number of recommendations which have been adopted in the form of conditions of consent proffered by the applicant, which are considered to appropriately mitigate any coastal or natural hazard related effects.

8.6 Section 104(1)(b)(v) – Auckland Regional Policy Statement

In light of the fact that the Auckland Unitary Plan is now operative in part, an assessment of the RPS provisions of that plan is provided below.

The Auckland Unitary Plan: Regional Policy Statement identifies the following nine issues of regional significance for resource management in Auckland:

- Issue 1 Urban growth and form
- Issue 2 Infrastructure, transport and energy
- Issue 3 Built heritage and character
- Issue 4 Natural heritage (landscapes, natural features, volcanic viewshafts and trees)
- Issue 5 Issues of significance to Mana Whenua
- Issue 6 Natural resources
- Issue 7 The coastal environment
- Issue 8 The rural environment
- Issue 9 Environmental risk

The relevant issue to this application is Issue 1, 7 and 9.

Issue 1 relates enabling urban growth and addresses managing growth in a way that optimises the efficient use of the existing urban area, and supports integrated land use, infrastructure and development. The objectives and policies for 'urban growth and form' (Chapter B2.2) seek that a quality compact urban form enables a higher-quality urban environment, greater productivity and economic growth, better use of existing infrastructure and efficient provision of new infrastructure, improved and more effective public transport, greater social and cultural diversity, and reduced adverse environmental effects. It is considered that the proposed development satisfies the objectives and policies in Chapter B2.2, B2.3 and B2.4. An assessment of the relevant provisions informing this conclusion is set out as follows:

<u>B2.2 Urban Growth and Form</u>

1A. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

(1) A well-functioning urban environment with a quality compact urban form that enables all of the following:

(a) a higher-quality urban environment.

(b) greater productivity and economic growth.

(c) better use of existing infrastructure and efficient provision of new infrastructure.

(d) good accessibility for all people, including by improved and more efficient public or active transport.

(e) greater social and cultural vitality.

(f) better maintenance of rural character and rural productivity;

(g) reduced adverse environmental effects; and

(h) improved resilience to the effects of climate change.

(2) Urban growth is primarily accommodated within the urban area 2016 (as identified in Appendix 1A).

(3) Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth

Assessment:

The proposed development is considered to provide a positive contribution in enabling a well-functioning urban environment within this Edgewater/southwestern Pakuranga location in the following ways:

- Through providing for an extension to the existing Ambridge Rose Retirement Village, and a range of residential units of varying size, increased housing choice in the aged care sector demographic is enabled which also maximises the available use of a number of properties to provide for this configuration in an efficient manner.
- The proposed development is located in proximity to a range of open and natural spaces including Esplanade Reserve, the Edgewater Tennis Court (located within Edgewater College Grounds) and also Raewyn Place Reserve and the Edgewater Shopping Centre and the Edgewater Shopping Centre. The AMETI Eastern Busway located on Ti Rakau Drive and stops - Te Tahi Wai Station (eastbound)and Koata Station (westbound) are located within 500m and 650m of the Site (i.e walking distance) and provide for direct access to a range of commercial and communal facilities.
- The proposed development is subject to potential coastal hazard risk, however, conditions of consent relating to coastal monitoring are proffered in support of this application which are considered to suitably mitigate any potential adverse coastal related effects, including those associated with climate change. Sustainable initiatives such as … are also incorporated within the proposed development.

- No provision for new infrastructure is proposed or require in order to service the proposed development.
- Actual and potential adverse environmental effects generated across the wider development have ben mitigated through the adoption of a range of methods to a level where they are deemed to be minor.

B2.2.2. Policies

Quality compact urban form

(4) Promote urban growth and intensification within the urban area 2016 (as identified in Appendix 1A), enable urban growth and intensification within the Rural Urban Boundary, towns, and rural and coastal towns and villages, in a way that contributes to a well-functioning urban environment and avoid urbanisation outside these areas.

(5) Enable higher residential intensification:
(a) in and around centres;
(b) along identified corridors; and
(c) close to public transport, social facilities (including open space) and employment opportunities.

Assessment:

- The Site is located within an existing urban area, and contributes to a well-functioning urban environment.
- Higher density intensification is proposed through this applicant adjacent to the AMETI Eastern Busway and planned bus stops, a key public transport connection providing convenient access to nearby social facilities and amenities.

B2.3. A quality built environment

(1) A well-functioning urban environment with a quality built environment where subdivision, use and development do all of the following:
(a) respond to the intrinsic qualities and physical characteristics of the site and area, including its setting;
(b) reinforce the hierarchy of centres and corridors;
(c) contribute to a diverse mix of choice and opportunity for people and communities;
(d) maximise resource and infrastructure efficiency;
(e) are capable of adapting to changing needs; and
(f) has improved resilience to the effects of climate change.

(2) Innovative design to address environmental effects is encouraged.

(3) The health and safety of people and communities are promoted.

Assessment:

- The utilisation of a number of properties and adoption of a larger scale consolidated landholding directly adjacent to an existing retirement village and with frontage to Edgewater Drive and the Tamaki Estuary are site specific and contextual characteristics contributing to the Site being able to absorb and accommodate a greater scale of development than would otherwise be contemplated through the underlying zone.
- The layout of the proposed development has also been carefully considered so as to be setback appropriates from the external adjoining boundaries to the south and south east. A range of offerings and choice for residential units will be provided for future residents through the range of typologies proposed. Existing infrastructure is able to be relied upon for this proposal and no upgrades are proposed or required as part of this application. With the proposed development forming an extension to the existing Ambridge Rose retirement village, this presents an increased ability for the development to respond to the changing needs of the community overtime.
- Actual and potential adverse environmental effects generated across the wider development have been mitigated through the adoption of a range of design techniques including avoidance of large scale blank walls, incorporation of a range of materials and finishes, provision of glazing, and differentiation of top storey in darker/more visually recessive tone with cut outs to a level where the overall effects necessitated as a result of the proposal are deemed to be minor.
- The layout of the proposed development, including the arrangement of the two proposed buildings and activation of the Edgewater Drive streetscape promotes passive surveillance related outcomes over the road and public realm and also internally within the Site. The proposed access arrangement including one-way vehicle entry and exit points minimises potential conflicts between pedestrians using Edgewater Drive and vehicles egressing and exiting the Site.

B2.3.2. Policies

(1) Manage the form and design of subdivision, use and development so that it contributes to a well-functioning urban environment and does all of the following:

(a) supports the planned future environment, including its shape, landform, outlook, location and relationship to its surroundings, including landscape and heritage;

(b) contributes to the safety of the site, street and neighbourhood;

(c) develops street networks and block patterns that provide good access and enable a range of travel options;

(d) achieves a high level of amenity and safety for pedestrians and cyclists;

(e) meets the functional, and operational needs of the intended use;

(f) allows for change and enables innovative design and adaptive re-use; and

(g) improves resilience to the effects of climate change.

(2) Encourage subdivision, use and development to be designed to promote the health, safety and well-being of people and communities by all of the following:

(a) providing access for people of all ages and abilities;

(b) enabling walking, cycling and public transport and minimising vehicle movements; and

(c) minimising the adverse effects of discharges of contaminants from land use activities (including transport effects) and subdivision.

(3) Enable a range of built forms to support choice and meet the needs of Auckland's diverse population.

(4) Balance the main functions of streets as places for people and as routes for the movement of vehicles.

(5) Mitigate the adverse environmental effects of subdivision, use and development through appropriate design including energy and water efficiency and waste minimisation.

Assessment:

- The utilisation of a number of properties and adoption of a larger scale consolidated landholding directly adjacent to an existing retirement village and with frontage to Edgewater Drive and the Tamaki Estuary are site specific and contextual characteristics contributing to the Site being able to absorb and accommodate a greater scale of development than would otherwise be contemplated through the underlying zone.
- Whilst noting the scale of the proposed development, given its high quality design, Building A and B are not considered to detract from or materially impact on the planned character levels of the surrounding locality, particularly in the context of the AMETI Eastern Busway located in proximity to the Site, its proximity to the Site and its ability to accommodate future growth and intensification along this Ti Rakau Drive key transport corridor.
- The layout of the proposed development including the accessway and provision for demarcated pedestrian access provides access for residents within the Site, whilst also allow for other transport modes and the proximity to the AMETI Eastern Busway promotes positive health, safety and wellbeing related outcomes.
- The proposed development provides independent living unit typologies which will assist in meeting the shortage of housing demand within Auckland and also the shortage of housing within the aged care sector.

- The layout and access strategy for the proposed development is considered to promote an appropriate balance with respect to minimising conflicts between pedestrians and vehicles, whilst also activating the streetscape in a manner that makes it more attractive and useable for members of the public.

B2.4. Residential growth

B2.4.1. Objectives

(1) Residential intensification contributes to a well-functioning urban environment and supports a quality compact urban form.

(1A) Residential intensification is limited in some areas to the extent necessary to give effect to identified qualifying matters.

(2) Residential areas are attractive, healthy, safe and have improved resilience to the effects of climate change with quality development that is in keeping with the planned built character of the area.

(3) Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for residential intensification.

(4) An increase in housing capacity and the range of housing choice which meets the varied needs and lifestyles of Auckland's diverse and growing population.

Assessment:

- As set out above in this report, the proposed development is considered to contribute to a well-functioning urban environment in a manner that supports a quality compact urban built form.
- As set out in this report, the Site is subject to two qualifying matters, the overland flow path relates to a mapping area which has been addressed through this application. Whilst the other qualifying matter (coastal erosion hazard area) has been addressed and assessed in the Coastal Report prepared in support of the application. The conditions of consent including coastal erosion hazard risk have been proffered by the applicant to assist with mitigating potential coastal erosion related effects, however, these are not considered necessary/relevant as a means to restriction residential intensification across the Site.
- The utilisation of a number of properties and adoption of a larger scale consolidated landholding directly adjacent to an existing retirement village and with frontage to Edgewater Drive and the Tamaki Estuary are site specific characteristics which lend themselves to the Site being able to absorb a greater level of scale and development than otherwise contemplated through the underlying zone.

- Whilst noting the scale of the proposed development, given its high quality design, Building A and B are not considered to detract from or materially impact on the planned character levels of the surrounding locality, particularly in the context of the AMETI Eastern Busway located in proximity to the Site, its proximity to the Site and its ability to accommodate future growth and intensification along this Ti Rakau Drive key transport corridor.
- Through providing for an extension to the existing Ambridge Rose Retirement Village, and a range of residential units of varying size, increased housing choice in the aged care sector demographic is enabled which also maximises the available use of a number of properties to provide for this configuration in an efficient manner.

B2.4.2. Policies

(1) Provide a range of residential zones that enable different housing types and intensity that are appropriate to the residential character of the area.

(2) Enable higher residential intensities in areas closest to centres, the public transport network, large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space, which contribute to a well-functioning urban environment.

(3) Provide for medium residential intensities in area that are within moderate walking distance to centres, public transport, social facilities and open space

(4) Provide for lower residential intensity in areas:

(a) that are not close to centres and public transport;

(b) that are subject to high environmental constraints;

(c) where there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character;

(d) where there is a suburban area with an existing neighbourhood character; and (e) where there are other qualifying matters listed in Chapter A that justify that limitation

(5) Avoid intensification in areas:

(a) where there are natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage or special character; or

(b) that are subject to significant natural hazard risks including where the frequency and extent of the natural hazards are being affected by climate change; or

(c) where there are other qualifying matters listed in Chapter A which justify avoidance of intensification; where such intensification is inconsistent with the protection of the scheduled

natural or physical resources or with the avoidance or mitigation of the natural hazard risks or is necessary to give effect to identified qualifying matters.

(6) Ensure development is adequately serviced by existing infrastructure or is provided with infrastructure prior to or at the same time as residential intensification, including, as a qualifying matter, limiting intensification prior to upgrade of capacity in areas of known water and wastewater infrastructure constraints.

Assesment:

- Residential intensification is enabled through the proposed development through the adoption of residential units and a range of typologies and unit sizes offering choice for residents and located in proximity to and within walking distance of the AMETI Eastern Busway public transport network and with access to existing open spaces, which are all matters which positively contribute to a well-functioning environment.
- There are no scheduled features within the AUP: OP restricting intensity across the Site. The Site has been identified as being subject to coastal erosion risk, however, conditions of consent to mitigate effects have been proffered by the applicant in support of this application.
- The proposed development is able to be serviced by existing infrastructure, and no upgrades are necessary or proposed as part of this application.

Issue 7 relates to the coastal environment and includes objectives and policies relating to natural character, subdivision/use and development, public access and open space and management of the Hauraki Gulf.

Assessment:

It is noted the proposal will implement best practice measures during works to ensure sedimentation effects including through the installation of the stormwater outfall structures can be avoided, remedied or mitigated on the ultimate receiving environment. Further, as appropriate treatment will occur prior to the discharge of water, the discharge of sediment laden water here is not expected to adversely affect any ecosystems within the coastal environment. Stormwater discharge is also proposed to occur into the coastal environment of Pakuranga Creek and the Tamaki Estuary through the installation of two proposed outfalls, however, this is authorised by the existing region wide Global Network Discharge Consent. It is also noted that an existing esplanade reserve is located adjacent to the coast which does not provide for any form of existing public access. For completeness, it is

acknowledged that no form of access to the esplanade reserve is proposed as part of this application noting the existing access constraints.

Overall, it is considered that the proposed development satisfies the relevant objectives and policies in Chapter B8.

Issue 9 relates to environmental risk and includes objectives and policies relating to natural hazards and climate change, hazardous substances, contaminated land and genetically modified organisms. The objectives and policies relating to natural hazards and climate change including coastal hazards B10.2.2(13)(a)-(d) are relevant to this proposal and seek to require areas potentially affected by coastal hazards over the next 100 years to avoid changes in land use that would increase the risk of adverse effects from coastal hazards, not increase/or reduce the intensity of activities that are vulnerable to the effects of coastal hazards beyond that enabled by the Plan, in the event of redevelopment minimise natural hazards risks through the location and design of development and also to ensure coastal hazard risks are mitigated where it is impractical to locate infrastructure outside of coastal hazard areas.

Assessment:

The Site has been identified as being potentially susceptible to coastal instability and erosion. The Coastal Report prepared in support of this application has provided a number of recommendations which have been adopted in the form of conditions of consent proffered by the applicant, which are considered to appropriately mitigate any coastal or natural hazard related effects relating to coastal erosion risk in the longer term, due to erosion and instability monitoring occurring at a 5 yearly basis.

Summary

Overall, it is considered that this proposal is in accordance with the high-level policy matters set out in the Unitary Plan RPS chapter.

8.7 Section 104(1)(b)(vi) – Auckland Unitary Plan (district level provisions)

8.7.1 Objectives and policies

The relevant objectives and policies of the Unitary Plan are set out and considered below.

UNITARY PLAN OBJECTIVES AND POLICIES

Chapter H4 Mixed Housing Suburban Zone

Objectives

1. Housing capacity, intensity and choice in the zone is increased.

2. Development is in keeping with the neighbourhood's planned suburban built character of predominantly two storey buildings, in a variety of forms (attached and detached).

3. Development provides quality on-site residential amenity for residents and adjoining sites and the street.

Policies

1. Enable a variety of housing types including integrated residential development such as retirement villages.

2. Achieve the planned suburban built character of predominantly two storey buildings, in a variety of forms by:

(a) limiting the height, bulk and form of development;

(b) managing the design and appearance of multiple-unit residential development; and

(c) requiring sufficient setbacks and landscaped areas.

3. Encourage development to achieve attractive and safe streets and public open spaces including by providing for:

(a) passive surveillance

(b) optimising front yard landscaping

(c) miniming visual dominance of garage doors

4. Require the height, bulk and location of development to maintain a reasonable standard of sunlight access and privacy and to minimise visual dominance effects to adjoining sites.

5. Require accommodation to be designed to meet the day to day needs of residents by:

(a) providing privacy and outlook; and

(b) providing access to daylight and sunlight and providing the amenities necessary for those residents.

6. Encourage accommodation to have useable and accessible outdoor living space.

7. Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.

8. Enable more efficient use of larger sites by providing for integrated residential development.

10. Recognise the functional and operational requirements of activities and development.

Comment

- For Objective 1 and Policy 1, the proposed development is reflective of increasing intensity of residential development occurring and introduces high-quality apartments to accommodate the aged residents which are also contemplated within the zone. Integrated Residential Developments (including retirement villages) are also recognised and provided for within the Zone. The proposed development includes a mixture of one-three-bedroom typologies accommodating 51 units within two buildings. This

complements the typology mix in the adjacent Ambridge Rose Retirement Village, offering a greater level of choice for future residents.

- For Objective 2, as set out earlier in this report, the description for the Residential Mixed Housing Suburban Zone is intended to apply across both established suburbs and also greenfield areas. In the zone description, there is a reference to much of the existing development in the zone being characterised by one to two storeys, which relates to permitted development contemplated by the zone provisions. The Zone description also details the intention to provide for intensification and a range of housing typologies to provide housing choice. Neither the description nor the zone provisions indicate that a six-storey height limit would not be appropriate in the context of the anticipated character for the zone. This pertains to a level of planned character being envisaged across the wider zone, but not in a site-specific context. In terms of the provision of achieving an appropriate suburban built character, in this site specific context, it is noted that this is achieved through the utilisation of a number of properties and adoption of a larger scale consolidated landholding directly adjacent to the Ambridge Rose Retirement Village, whilst also noting the nature of the frontage to Edgewater Drive to the west and the Tamaki Estuary to the north and east are site specific and contextual characteristics contributing to the ability of the Site being able to absorb and accommodate a greater scale of development than would otherwise be contemplated through the underlying zone. The visual assessment demonstrates that the effects on the wider environment from the additional height sought are appropriate or the Site given the design quality, architectural form and location of the buildings. The assessment illustrates that effects of the buildings are no more than minor on the wider environment with the proposal providing high quality buildings resulting in a positive addition to the skyline.
- For Objective 3, the development itself enables a variety of housing types at higher densities. The differentiation in materiality and finishes ensures that an appropriate variety of built outcomes are able to be achieved through the proposed development. The proposed residents will enjoy high quality outlook spaces, all of which will receive excellent daylighting. The apartments have been designed to provide a high level of amenity and a very comfortable living environment for future occupants. There are also high levels of on-site amenity provided across the Site through the inclusion of various communal spaces and high-quality landscaping. In all instances, high quality landscape boundary interfaces are proposed, as is high-quality landscaping around the perimeter of the proposed building and internally within the Site including along the proposed private accessway and pedestrian connections which will ensure quality character and amenity outcomes across the Site. The use of external materials including combinations of light and dark tones, glazing and internal finishing will ensure a high-quality built outcome for the Site that sits comfortably into the surrounding environment and achieves a high level of internal amenity within the units. The proposed development will also enhance streetscape levels along Edgewater Drive through the use of high quality boundary treatments will result in positive streetscape/amenity related effects along this street frontage. The design of the

buildings has been integrated with adjacent sites to ensure a reasonable level of on-site amenity is achieved for adjoining sites and the additional height is not considered to result in any significant adverse effects on adjoining sites given the positioning, orientation and building separation.

- For Policy 2, as set out earlier in this report, the description for the Residential Mixed Housing Suburban Zone is intended to apply across both established suburbs and also greenfield areas. In the zone description, there is a reference to much of the existing development in the zone being characterised by one to two storeys, which relates to permitted development contemplated by the zone provisions. The Zone description also details the intention to provide for intensification and a range of housing typologies to provide housing choice. Neither the description nor the zone provisions indicate that a six-storey height limit would not be appropriate in the context of the anticipated character for the zone. This pertains to a level of planned character being envisaged across the wider zone, but not in a site-specific context. In terms of the provision of achieving an appropriate suburban built character, in this site specific context, it is noted that this is achieved through the utilisation of a number of properties and adoption of a larger scale consolidated landholding directly adjacent to the Ambridge Rose Retirement Village, whilst also noting the nature of the frontage to Edgewater Drive to the west and the Tamaki Estuary to the north and east are site specific and contextual characteristics contributing to the ability of the Site being able to absorb and accommodate a greater scale of development than would otherwise be contemplated through the underlying zone. The visual assessment demonstrates that the effects on the wider environment from the additional height sought are appropriate or the Site given the design quality, architectural form and location of the buildings. The assessment illustrates that effects of the buildings are no more than minor on the wider environment with the proposal providing high quality buildings resulting in a positive addition to the skyline. The policy requires planned character to be achieved through measures limiting the overall bulk ands cale, design and appearance and also including provision for sufficient setbacks and landscaping. Whilst presenting as a notable change in comparison to the existing environment, the proposed development achieves a level of planned character that is appropriate within this particular site specific context by adopting a range of measures including centering and stepping in the over height elements of the adjacent Building B, locating the setback of Building B from adjoining property boundaries at 2 and 4 Susanne Place, achieving compliance with the Alternative Height in Relation to Boundary Standard along these key external boundaries, achieving a high quality design and adopting a number of key design techniques to reduce the overall bulk and scale of the development outlined above in this report and also including provision for extensive landscaping along all key external boundaries. The design of the new buildings contributes to a high-quality urban environment through their form, materiality and finishes, fenestration and landscaping response ensuring that the buildings sit comfortably within the character of the area.
- For Policy 3, the design of the proposed development has also sought to maximise opportunities relating to passive surveillance outcomes. The Edgewater Drive frontage includes generous provision for

windows and openings, allowing passive surveillance and modest enlivenment of the street. The proposed development has been designed to activate the Pakuranga Road and Fortunes Road frontages including through the use of high-quality landscape treatments including reliance on existing trees, landscaping and planting, and steps to provide for positive streetscape related outcomes which is an improvement on the existing situation for Edgewater Drive where streetscape levels are varied, and this part of the has little relationship with the street frontage. The provision of communal activities located on the ground floor across both Building A and B which are to be accessed by all future residents further assists with improving the relationship with and activation of the Edgewater Drive Street frontage. In addition, the front yard area is to be generously landscaped and will not be largely occupied by vehicle access, car parks or garaging.

- For Policy 4, Sun studies prepared by Peddle Throp have confirmed that a reasonable standard of daylight access for the adjoining Susanne Place properties is maintained, to a level that satisfies the assessment criteria for daylight access across private outdoor living spaces with reference to the use and reliance with the Zone Alternative Height in Relation to Boundary Standard. Privacy levels for adjoining Sites are maintained through the setback distance of the adjacent Building B from the adjoining external boundary, the boundary treatment measures proposed along this adjoining external boundary including the installation of a 2m high solid timbe fence, landscaping and also the proffering of a condition relating to the south facing habitable rooms on the upper levels 4 and 5 of Building B requiring privacy screens. In terms of the potential visual dominance related effects generated on adjoining sites, it is noted that the proposed development has adopted a number of techniques in an attempt to minimise potential effects resulting across the upper levels of the buildings, including the adjacent Building B including an avoidance of large sections of flat blank walls along facades, incorporation of a variety of materials, finishes and surface planes that create a sense of visual depth and also shadow lines across the buildings, generous provision of glazing and differentiation of the top storey for each building in a darker and more recessive tone and stepping the building inward at these upper levels.
- For Policy 5, the layout of the proposed development including the relationship between Building A and B has been carefully considered, so as to maximise sunlight and daylight access opportunities, ensure privacy for both respective residential units and common areas throughout the building, whilst enabling outlook in all directions to the north, south, east and west. All units have been designed to promote high quality outlook spaces that comply with Unitary Plan requirements. The proposal has also sought to provide for positive passive surveillance related outcomes. The Edgewater Drive frontage does include windows and openings, allowing passive surveillance and modest enlivenment of the street. All independent living units have been designed to provide satisfactory outlook requirements, provided in the form of a wintergarden balcony/terrace. Independent living units have been carefully designed so

as to provide appropriate separation and privacy between units within the Site. The proposed internal layout of apartments is proposed to ensure apartment living spaces maximise available daylight access.

- For Policy 6, all of the private outdoor living spaces provdied across the development are of a high quality and provided in the form of balconies/wintergardens and terraces. All of the private outdoor living areas for the proposed residential units including for the one and three bedroom typologies, meet the minimum size requirements to ensure appropriate on-site amenity related outcomes for each unit. All residents benefit through having access to communal uses within the ground floors of both Building A and B and a legible pedestrian connection in addition to other outdoor features including the vegetable garden, communal BBQ space and viewing platform area. Having access to these additional features combined with the generous size and efficient configuration of the non-complying units is considered to appropriately mitigate any potential adverse on-site amenity related effects.
- For Policy 7, at 58% the proposed development complies with the Maximum Impervious Area requirement for the Zone. In relation to stormwater runoff, the Infrastructure Report has concluded that stormwater runoff is to be conveyed and discharged through two proposed stormwater outfalls to the adjacent Pakuranga Creek/Tamaki Estuary. This approach is authorised through the underlying global network discharge consent.
- For Policy 8, The Site is large in size and with frontage to Edgewater Drive and Pakuranga Creek is capable of providing for an integrated residential development. The proposed height exceedance and the use of two buildings and holding the sites together with the existing Ambridge Rose Retirement village properties enables a more efficient use of this larger Site. The proposed development provides specialist accommodation for the aged which in turn delivers significant residential growth management and social benefits.
- Policy 9 relates to non-residential activities and is not relevant for the purposes of this application.

Chapter E12- Land Disturbance – District

Objectives

1. *Land disturbance is undertaken in a manner that protects the safety of people and avoids, remedies or mitigates adverse effects on the environment.*

Policies

2. *Manage the amount of land being disturbed at any one time to:*

   (a) avoid, remedy or mitigate adverse construction noise, vibration, odour, dust, lighting and traffic effects;

   (b) avoid, remedy or mitigate adverse effects on accidentally discovered sensitive material; and

   (c) maintain the cultural and spiritual values of Mana Whenua in terms of land and water quality, preservation of wāhi tapu, and kaimoana gathering.
3. *Enable land disturbance necessary for a range of activities undertaken to provide for people and communities social, economic and cultural well-being, and their health and safety.*

4. *Manage the impact on Mana Whenua cultural heritage that is discovered undertaking land disturbance by:*

   (a) requiring a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin; (b) undertaking appropriate actions in accordance with mātauranga and tikanga Māori; and (c) undertaking appropriate measures to avoid adverse effects, or where adverse effects cannot be avoided, effects are remedied or mitigated.
5. *Design and implement earthworks with recognition of existing environmental site constraints and opportunities, specific engineering requirements, and implementation of integrated water principles.*
6. *Require that earthworks are designed and undertaken in a manner that ensures the stability and safety of surrounding land, buildings and structures.*

Comment

- The proposed earthworks methodology ensures that any resulting effects are able to be avoided, remedied or appropriately mitigated and/or will be less than minor and acceptable.
- A range of appropriate erosion and sediment control measures are proposed across the Site including super silt fences and pump sumps. These measures proposed also ensure the stability and safety of the surrounding land and are generally considered to be in accordance with GD05 Standards.
- There are no earthworks proposed within/over any features which are scheduled within the Auckland Unitary Plan.
- Any adverse effects resulting from earthworks relating to construction noise, vibration, odour, dust, lighting and traffic are able to be suitably mitigated through best management practices and also standard conditions of consent which are proffered by the applicant and set out in Section 9 of this proposal.
- There are no known recorded or identified archaeological or cultural sites are located within the subject site or the surrounding environment. Notwithstanding that, the applicant is willing to accept conditions of consent relating to accidental discovery protocols relating to kōiwi, archaeology and artefacts of Māori origin;
- As set out above, adhering the recommendations in the Geotechnical Report with reference to the earthwork's operation and erosion and sediment controls proposed ensures that site stability is maintained during earthworks.

Chapter E23 – Signage

Objectives

1. *Appropriate billboards and comprehensive development signage contribute to the social and economic well-being of communities through identifying places, providing information including for convenience and safety purposes, and advertising goods and services.*
2. *Billboards and comprehensive development signage are managed to maintain traffic and pedestrian safety, historic heritage values and the visual amenity values of buildings and the surrounding*

environment.

Policies

1. *Require billboards and comprehensive development signage to meet the relevant permitted activity standards (for example building height) that apply in the zone in which they are located.*
2. *Require the placement, location and size of billboards and comprehensive development signage on buildings to not significantly detract from the profile or appearance of a building, or cover any significant architectural features on the façade of a building.*
3. *Enable billboards and comprehensive development signage while avoiding signs creating clutter or dominating the building or environment by controlling the size, number and location of signs.*
4. *Require traffic and pedestrian safety standards to apply to billboards and comprehensive development signage, particularly to the wording, lighting and location of signs, and changeable message, illuminated, flashing or revolving signs.*
5. *Manage the effects of billboards and comprehensive development signage to maintain the values of scheduled historic heritage places and visual amenity values.*
6. *Limit the duration of consents for billboards where future land use and/or transport network changes are likely to result in the billboard being inappropriate from a site development or traffic safety perspective.*

Comment

- *Comprehensive development signage is also proposed adjacent to the building's entrance, which will assist with way-finding and provide a legible form of entry to the building. The signage will be designed to contribute to positive on-site amenity related levels and the applicant has proffered a condition of consent requiring all finalised signage details to be submitted to the Council for written certification.*
- *Due to the static nature of the proposed signage, it is not envisaged to result in any adverse traffic or pedestrian safety related effects.*

Chapter E24– Lighting

Objectives

1. Artificial lighting enables outdoor activities and the security and safety of people and property.

2. The adverse effects of outdoor lighting on the environment and safety of road users are limited.

Policies

1. Provide for appropriate levels of artificial lighting to enable the safe and efficient undertaking of outdoor activities, including night time working, recreation and entertainment.

2. Control the intensity, location and direction of artificial lighting to avoid significant glare and light spill onto adjacent sites, maintain safety for road users and minimise the loss of night sky viewing. Use area or activity specific rules where the particular functional or operational needs of the area or activity make such rules appropriate.

Comment

- Suitable lighting for the internal street network proposed through this application adjacent to both Building A and B to necessitate the safety of vehicles and pedestrians across the Site.
- All lighting proposed through this application is able to be designed with Auckland-wide requirements. Noting the design and layout of the proposed development, lighting levels are able to avoid spill onto adjacent sites.

Chapter E25 – Noise and Vibration

Objectives

1. *People are protected from unreasonable levels of noise and vibration.*
2. *The amenity values of residential zones are protected from unreasonable noise and vibration, particularly at night.*
4. *Construction activities that cannot meet noise and vibration standards are enabled while controlling duration, frequency and timing to manage adverse effects.*

Policies

2. *Minimise, where practicable, noise and vibration at its source or on the site from which it is generated to mitigate adverse effects on adjacent sites.*
10. *Avoid, remedy or mitigate the adverse effects of noise and vibration from construction, maintenance and demolition activities while having regard to:*
    (a) the sensitivity of the receiving environment; and
    (b) the proposed duration and hours of operation of the activity; and
    (c) the practicability of complying with permitted noise and vibration standards.

Comment

- The CNVA Assessment has provided an assessment of the relevant assessment criteria relating to Rule E25.4.1(A2) where consent is required for proposed infringements to construction noise and vibration related standards which sets out the following key conclusions:
- A number of mitigation measures are proposed including (equipment restrictions (e.g. limits on augering rigs, excavators and compactors), operational restrictions (e.g. limits on vibratory compacting), perimeter shielding (fencing at boundaries) and exclusion zones for equipment. With the above measures in place, it is our opinion that noise and vibration levels can be maintained at reasonable elvels commensurate with the type of works and proximity of the adjacent neighbours and therefore are considered acceptable.
- In terms of vibration levels generated as result of the proposal, the exceedance of the AUP criteria would only occur during the limited periods of augering and earthworks at or near current ground level. All other activities would be compliant with the AUP limits as per E25.6.7. The periods of construction work would be daytime hours only, and would not be cause for sleep disturbance. Furthermore, the highest noise and vibration generating works (augering with tonal noise) are limited to 8.30am to 5pm

weekdays. Based on the above, the CNVA includes that the works along the with the mitigation measures implemented, would minimise the effect on neighbours.

- In terms of proposed construction noise levels, ss detailed in Section 8 of this report, a number of measures are implemented to manage and minimise vibration levels at occupied receivers, including restrictions equipment sizes and operational modes, and consequently power output. Based on the above, the CNVA concludes that with the mitigation measures implemented, would control vibration levels at the neighbouring receivers to within reasonable and tolerable levels.
- In terms of the measures taken to minimise the noise of vibration generated by the activity and use of a best practicable option, a number of considerations and options were taken in account and assessed for practicability. These include assessment of reducing the noise from the source, and shielding the receivers from the noise source. The mitigation measures proposed restrict equipment size and operation of the works, including compactor operation. The measures proposed are the best practicable options for control of noise and vibration related levels.
- Conditions of consent have been proffered in support of the proposal relating to the compliance with construction noise and vibration limits as set out in the AUP-OP which ensure that any actual or potential adverse effects relating to noise and vibration generated as a result of construction related activities are able to be appropriately mitigated.
- A 2m high solid close boarded timber fence is also proposed along the adjoining boundaries with 2 and 4 Susanne Place on a permanent basis as a measure to mitigate noise levels generated on these properties as a result of vehicle movements utilising the accessway to exit the Site onto Edgewater Drive.

Chapter E27 - Transport

Objectives

1. *Land use and all modes of transport are integrated in a manner that enables:*
   (a) the benefits of an integrated transport network to be realised; and
   (b) the adverse effects of traffic generation on the transport network to be managed
2. *An integrated transport network including public transport, walking, cycling, private vehicles and freight, is provided for.*
3. *Parking and loading is managed to support urban growth and the quality compact urban form.*
4. *Parking, loading and access is safe and efficient and, where parking is provided, it is commensurate with the character, scale and intensity and alternative transport options of the location*

Policies

3. *Manage the number, location and type of parking and loading spaces, including bicycle parking and associated end-of-trip facilities to support all of the following:*
   (a) the safe, efficient and effective operation of the transport network;
   (b) the use of more sustainable options including public transport, cycling and walking;

(c) the functional and operational requirements of activities;

(d) The efficient use of land;

(e) the recognition of different activities having different trip characteristics; and

(f) the efficient use of on-street parking.

17. Require parking and loading areas to be designed and located to:

a. avoid or mitigate adverse effects on the amenity of the streetscape and adjacent sites;

b. provide safe access and egress for vehicles, pedestrians and cyclists;

c. avoid or mitigate potential conflicts between vehicles, pedestrians and cyclists; and

d. in loading areas, provide for the separation of service and other vehicles where practicable having regard to the functional and operational requirements of activities.

20. Require vehicle crossings and associated access to be designed and located to provide for safe, effective and efficient movement to and from sites and minimise potential conflicts between vehicles, pedestrians, and cyclists on the adjacent road network.

Comment

- A one-way vehicle accessway is proposed via Edgewater Drive which provides vehicle access around Building B, and also services Building A. Additional uncovered ground floor level car parking is also accessed via this accessway, whilst vehicles exit via a second vehicle crossing at the southern end of the Site along the Edgewater Drive frontage. The entry points for pedestrians for both Building A and B are accessed from the Edgewater Drive street frontage, with a direct legible demarcated route provided between the buildings separate to and adjacent to the accessway and through to The Tamaki Estuary to the east also provided. Overall, the access arrangement proposed across the Site is considered to be appropriate.
- The Transport Arrangement has assessed potential trip generation effects resulting from the proposal and confirms that the proposal complies with the relevant standard and hence any resulting potential trip generation effects are deemed to be acceptable.
- The Transport Arrangement has reviewed and assessed the proposed parking and loading arrangement for which dedicated areas are provided and located centrally within the Site and deemed this to be suitable from a transport perspective.
- There is adequate space within the vehicle crossings/accessways to continue to provide safe pedestrian passage and vehicle movements for those accessing the Site.
- The Transport Assessment has reviewed the proposed access arrangement including the proposed vehicle crossings and associated access and confirmed that these arrangements are appropriate and are not likely to necessitate conflicts between vehicles, pedestrians and cyclists on the adjacent road network.

Chapter E36 – Natural Hazards and Flooding

Objectives

1. *Subdivision, use and development outside urban areas does not occur unless the risk of adverse effects to people, property, infrastructure and the environment from natural hazards has been assessed and significant adverse effects are avoided, taking into account the likely long-term effects of climate change.*

Policies

3. *Consider all of the following, as part of a risk assessment of proposals to subdivide, use or develop land that is subject to natural hazards:*

   (a) the type, frequency and scale of the natural hazard and whether adverse effects on the development will be temporary or permanent;

   (b) the type of activity being undertaken and its vulnerability to natural hazard events;

   (c) the consequences of a natural hazard event in relation to the proposed activity;

   (d) the potential effects on public safety and other property;

   (e) any exacerbation of an existing natural hazard risk or the emergence of natural hazard risks that previously were not present at the location;

   (f) whether any building, structure or activity located on land subject to natural hazards near the coast can be relocated in the event of severe coastal erosion, inundation or shoreline retreat;

   (g) the ability to use non-structural solutions, such as planting or the retention or enhancement of natural landform buffers to avoid, remedy or mitigate hazards, rather than hard protection structures;

   (h) the design and construction of buildings and structures to mitigate the effects of natural hazards;

   (i) the effect of structures used to mitigate hazards on landscape values and public access;

4. *Control subdivision, use and development of land that is subject to natural hazards so that the proposed activity does not increase, and where practicable reduces, risk associated with all of the following adverse effects:*

   (a) accelerating or exacerbating the natural hazard and/or its potential impacts;

   (b) exposing vulnerable activities to the adverse effects of natural hazards;

   (c) creating a risk to human life; and

   (d) increasing the natural hazard risk to neighbouring properties or infrastructure.

Coastal hazards (including coastal erosion and coastal storm inundation)

7. *Ensure that buildings in areas subject to coastal hazards are located and designed to minimise the need for hard protection structures.*

9. *Require habitable areas of new buildings and substantial additions, alterations, modifications or extensions to existing buildings located in coastal storm inundation areas to be above the 1 per cent annual exceedance probability (AEP) coastal storm inundation event including an additional sea level rise of 1m*

Comment

- The Site has been identified as being potentially susceptible to coastal instability and erosion. The Coastal Report prepared in support of this application has provided a number of recommendations

which have been adopted in the form of conditions of consent proffered by the applicant, which are considered to appropriately mitigate any coastal or natural hazard related effects relating to coastal erosion risk in the longer term, with monitoring/inspections for erosion and instability occurring on a five yearly basis.

- 4D Environmental Limited have provided the following Assessment relating to coastal erosion hazards:

  - The proposed development does not increase the risk of adverse effects from coastal inundation or cause an immediate increase in coastal hazard risk. Episodic natural hazard "events" are not expected to impact the proposed development. The coastal hazard in this case relates to the potential for coastal erosion hazard risk to develop gradually in the medium to long term. The rate of toe erosion at the site has historically been very slow, and measuring these rates accurately has been inhibited by obscuring vegetation and mapping limitations. Prediction of future rates is further complicated by accelerating sea level rise. The CHA estimates approximately 2-6 m of toe retreat over a 50-80-year timeframe, depending on underlying shoreline retreat rate and the impact of future sea level rise. If erosion rates are consistent with the lower estimates, the proposed development may not be affected by coastal erosion over its expected lifespan. However, given the uncertainty and necessary precaution, the CHA calculations suggest that in 50+ years, coastal erosion may affect Building A, and the land seaward of the buildings.

  -The consequence of gradual shoreline retreat seaward of the site would be eventual slope failure within the council reserve and the seaward edge of the development site. The property and associated infrastructure between the proposed buildings and the coastal bank may therefore be impacted by land movement. If these processes continued unmanaged, slope failure associated with toe erosion could expose the basement wall of Building A. Building B is not likely to be directly impacted by coastal erosion in the next 80 years.

  -The proposed development does not affect the processes driving coastal erosion and therefore does not create a new coastal hazard or exacerbate hazard at the neighbouring properties.

  The mechanism of shoreline retreat at the site is uni-directional and is therefore permanent. The proposed buildings are not relocatable or adaptable. Any coastal erosion hazard risk will develop gradually over time.

  - The application proposes a plan for measurement of erosion rates to determine shoreline retreat more accurately and to monitor for signs of slope instability. If the monitoring indicates that coastal erosion and associated instability threaten the development, remedial action would be taken. It is likely that vertical palisade wall would be preferred, located along the site boundary to ensure the buildings and infrastructure are protected. The wall would be located within the property boundary and above mean high water springs, with the primary purpose of stabilising the slope rather than interfering with coastal processes at the toe. The wall would be subject to resource consenting, at which time the effects on coastal hazards and coastal processes would be considered in detail. The proposed consent conditions

include provisions for monitoring and remedial action.

8.7.2 Objectives and policies conclusion

In my/our view, this application is consistent with or not contrary to the Mixed Housing Suburban Zone that the Council applies to integrated residential development.

The proposed development exceeds the zone standards for Maximum Building Height, Height in Relation to Boundary, Maximum Building Coverage and Minimum Landscaped Area, however, when assessed against the objectives and policies of the zone, and in achieving the balance of the planning outcomes sought through those policies combined with the contextual characteristics of the Site and also those of adjoining or adjacent properties, the application satisfies the policy position and is considered to be either consistent with or not contrary to the provisions of the Mixed Housing Suburban Zone, and is deemed to meet the threshold of a high quality urban environment.

The proposal is considered to be broadly consistent with the other relevant Auckland-wide objectives and policies relating to earthworks, lighting, noise and vibration and natural hazards and flooding.

Overall, the proposal is broadly consistent with and not contrary to the relevant objectives and policies of the Unitary Plan.

8.8 Assessment criteria

The proposed development is subject to a number of restricted discretionary activities over which the Council has reserved its control or restricted its discretion of the matters that may be considered in the assessment of the application. It is appropriate to consider the relevant assessment criteria in each case, including any reasons as to why each development standard was established (and whether the proposal meets the purpose of the standard). The preceding environmental effects assessments and statutory assessment addresses the matters covered by the assessment criteria. For completeness, it is noted that the following Assessment Criteria are relevant to the application:

E7 – Taking, Using, Damming and Diversion of Water and Drilling

(1) All restricted discretionary activities

E12- Land Disturbance – District

E12.8.2 (1) All restricted discretionary activities

E23- Signs

E23.8.2 (1)-(4) Comprehensive Development Signage

E25- Noise and Vibration

E25.8.2(1) Noise and Vibration

E27 – Transport

E27.8.2 (8) Any activity or development which infringes the standards for design and parking and loading areas or access under Standard E27.6.3, E27.6.4.2, E27.6.4.3 and E27.6.4.4.

E36 – Natural Hazards and Flooding

E36.8.2 (1) Activities in the coastal erosion hazard area

8.9 Intensification of Planning Instrument (IPI) Proposed Plan Change to the Auckland Unitary Plan 2025

Proposed Plan Change 120: Housing Intensification and Resilience to the Auckland Unitary Plan (Plan Change) was notified on 3 November 2025 in accordance with the requirements of the Resource Management (Enabling Housing Supply and other Matters) Act. The Plan Change has two key components to it – changes that give effect to the NPS-UD,in the form of rezoning areas of residential land for greater intensification, to enable greater building heights and densities in many parts of Auckland. The plan change also seeks to strengthen management of natural hazard risks. The notified Plan Change retains the Residential - Mixed Housing Suburban Zone applying to the Site under the AUP: OP.

Guidance from Auckland Council on the legal effect, operative status and weighting upon notification of the IPI has been released.

In this regard, an overview of the proposed Residential Mixed Housing Suburban Zone objectives and policies that are relevant to this application is set out below.

Chapter H4 – Residential Mixed Housing Suburban Zone

An assessment of the objectives and polices of the proposed Residential Mixed Suburban Zone are set out as follows:

H4.2 Objectives

- *Land is located in urban areas with lower levels of access by public transport and is not within walking distance to centres, community amenities, social facilities and open space is efficiently used for medium density residential living.*

Comment: The Site is within close proximity to Ti Rakau Drive which services the AMETI Eastern Busway network, which meets the definition of a Rapid Transit Network and is serviced frequently. The site and surrounding areas have also been identified as being located within a walkable catchment, within walking distance to these bus services, open space and esplanade reserve areas and also the Edgewater Drive Shopping Centre which is located adjacent to the Tei Rakau Drive and Edgewater Drive intersection which includes a number of food and retail offerings.

- *Housing capacity, intensity and choice in the zone is enabled*

Comment: the proposed development is reflective of increasing intensity of residential development occurring and introduces high-quality apartments to accommodate the aged residents which are also contemplated within the zone. Integrated Residential Developments (including retirement villages) are also recognised and provided for within the Zone. The proposed development includes a mixture of one-three-bedroom typologies accommodating 51 units within two buildings. This complements the typology mix in the adjacent Ambridge Rose Retirement Village, offering a and enabling a greater level of choice for future residents.

- *Development is in keeping with the neighbourhood's planned suburban built character of predominantly two storey buildings, in a variety of forms (attached and detached).*

Comment: As set out earlier in this report, the description for the Residential Mixed Housing Suburban Zone is intended to apply across both established suburbs and also greenfield areas. In the zone description, there is a reference to much of the existing development in the zone being characterised by one to two storeys, which relates to permitted development contemplated by the zone provisions. The Zone description also details the intention to provide for intensification and a range of housing typologies to provide housing choice. Neither the description nor the zone provisions indicate that a six-storey height limit would not be appropriate in the context of the anticipated character for the zone. This pertains to a level of planned character being envisaged across the wider zone, but not in a site-specific context. In terms of the provision of achieving an appropriate suburban built character,

in this site specific context, it is noted that this is achieved through the utilisation of a number of properties and adoption of a larger scale consolidated landholding directly adjacent to the Ambridge Rose Retirement Village, whilst also noting the nature of the frontage to Edgewater Drive to the west and the Tamaki Estuary to the north and east are site specific and contextual characteristics contributing to the ability of the Site being able to absorb and accommodate a greater scale of development than would otherwise be contemplated through the underlying zone. The visual assessment demonstrates that the effects on the wider environment from the additional height sought are appropriate or the Site given the design quality, architectural form and location of the buildings. The assessment illustrates that effects of the buildings are no more than minor on the wider environment with the proposal providing high quality buildings resulting in a positive addition to the skyline.

- *Development provides quality built environments on site for residents, for residents on adjoining sites and to the street that are attractive, healthy and safe and meet the functional and operational needs of residents and emergency responders.*

Comment: The development itself enables a variety of housing types at higher densities. The differentiation in materiality and finishes ensures that an appropriate variety of built outcomes are able to be achieved through the proposed development. The proposed residents will enjoy high quality outlook spaces, all of which will receive excellent daylighting. The apartments have been designed to provide a high level of amenity and a very comfortable living environment for future occupants. There are also high levels of on-site amenity provided across the Site through the inclusion of various communal spaces and high-quality landscaping. In all instances, high quality landscape boundary interfaces are proposed, as is high-quality landscaping around the perimeter of the proposed building and internally within the Site including along the proposed private accessway and pedestrian connections which will ensure quality character and amenity outcomes across the Site. The use of external materials including combinations of light and dark tones, glazing and internal finishing will ensure a high-quality built outcome for the Site that sits comfortably into the surrounding environment and achieves a high level of internal amenity within the units. The proposed development will also enhance streetscape levels along Edgewater Drive through the use of high-quality boundary treatments will result in positive streetscape/amenity related effects along this street frontage. The design of the buildings has been integrated with adjacent sites to ensure a reasonable level of on-site amenity is achieved for adjoining sites and the additional height is not considered to result in any significant adverse effects on adjoining sits given the positioning, orientation and building separation.

- *Non – residential activities provide for the community's social, economic and cultural well-being, while being compatible with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.*

Comment: There are no non-residential activities proposed as part of this application.

- *Development contributes to a built environment that is resilient to the effects of climate change with areas of deep soil and canopy tree planting, and landscape treatment that comprises natural grass, shrubs and trees that reduce urban heat island effects*

Comment: A range of canopy trees, natural grasses, shrubs and hedging are proposed across the Site collectively in the form of a high-quality landscape concept which assists in reducing the urban heat island effect.

- *Development addresses the functional and operational requirements of the water supply, wastewater and stormwater networks to avoid adverse effects on the function and capacity of those networks.*

Comment: The project engineers have confirmed with confirmation from Watercare that the provision and capacity for stormwater, wastewater and water infrastructure required to service the development is appropriate.

- *Development does not adversely affect the values of adjoining water bodies including riparian, lakeside and coastal protection areas; nor increase natural hazard risks.*

Comment: The location of the buildings in relation to the coastal marine area has been assessed as being appropriate within the Coastal Hazard Assessments and Further Responses prepared in support of the application. With the location of the buildings and the proposed conditions of consent endorse a monitoring approach noting the longer term risk, ensuring that the overall level of risk relative to the proposal is both tolerable and acceptable.

H4.3 Policies

- *Enable a variety of housing types including integrated residential development such as retirement villages subject to achieving the planned built character and taking into account the existing environment.*

Comment: As set out earlier in this report, the description for the Residential Mixed Housing Suburban Zone is intended to apply across both established suburbs and also greenfield areas. In the zone description, there is a reference to much of the existing development in the zone being characterised by one to two storeys, which relates to permitted development contemplated by the zone provisions. The Zone description also details the intention to provide for intensification and a range of housing typologies to provide housing choice. Neither the description nor the zone provisions indicate that a six-storey height limit would not be appropriate in the context of the anticipated character for the zone. This pertains to a level of planned character being envisaged across the wider zone, but not in a site-specific context. In terms of the provision of achieving an appropriate suburban built character, in this site specific context, it is noted that this is achieved through the utilisation of a number of properties and adoption of a larger scale consolidated landholding directly adjacent to the Ambridge Rose Retirement Village, whilst also noting the nature of the frontage to Edgewater Drive to the west and the Tamaki Estuary to the north and east are site specific and contextual characteristics contributing to the ability of the Site being able to absorb and accommodate a greater scale of development than would otherwise be contemplated through the underlying zone. The visual assessment demonstrates that the effects on the wider environment from the additional height sought are appropriate or the Site given the design quality, architectural form and location of the buildings. The assessment illustrates that effects of the buildings are no more than minor on the wider environment with the proposal providing high quality buildings resulting in a positive addition to the skyline.

- *Achieve the planned suburban built character of predominantly two storey buildings, in a variety of forms by:*
  (a) limiting the height, bulk and form of development;
  (b) managing the design and appearance of multiple-unit residential development; and
  (c) requiring sufficient setbacks and landscaped areas.

Comment: The location of the buildings in relation to the coastal marine area has been assessed as being appropriate within the Coastal Hazard Assessments and Further Responses prepared in support of the application. With the location of the buildings and the proposed conditions of consent endorse a monitoring approach noting the longer-term risk, ensuring that the overall level of risk relative to the proposal is both tolerable and acceptable.

- *Require development to achieve a built form that contributes to quality built environment outcomes by:*

  - maintaining privacy, outlook, daylight and sunlight access and reducing overheating to provide for the health and safety of residents on-site;

  - providing for residents' safety and privacy while enabling passive surveillance on the street, private vehicle access and pedestrian access.

  -Minimising visual dominance effects to adjoining sites.

  -maintaining a good level of privacy, and sunlight and daylight access for adjoining sites;

  -minimising visual dominance effects of carparking and garage doors to streets and private accessways;

  -minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated;

  -requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees;

  -requiring adequate landscaped areas that comprise natural grass, plants or trees to provide for quality living environments and create vegetated urban streetscape character;

  -requiring outdoor living spaces that are functional in size, have access to sunlight, and are directly and conveniently accessible.

  -designing practical and sufficient space for residential waste management;

  designing practical, functional and sufficient space for internal storage and living areas.

Comment: The proposed development has been designed to achieve a built form in a manner that provides a significant contribution to quality built environment outcomes through the adopting of the following measures:

- Centering and stepping in the over height elements of the adjacent Building B,
- The larger setback of Building B from the directly adjoining property boundaries with 2 and 4 Susanne Place.
- Achieving compliance with the Alternative Height in Relation to Boundary Standard along these key external boundaries, achieving a high-quality design; and
- Adopting a number of key design techniques including avoidance of large scale blank walls, incorporation of a range of materials and finishes, provision of glazing, and differentiation of top storey in darker/more visually recessive tone with cut outs to reduce the overall bulk and scale of the development. These techniques are considered to enable

a highly engaging building façade, with considerable modulation and articulation to facades which also collectively assist in achieving a high level of visual interest.

- Provision for extensive landscaping along all key external boundaries.
- In terms of potential privacy related effects generated as a result of the proposal on adjoining sites, There is also extensive landscaping proposed in the form of large specimen trees to be located along the street frontage, along the eastern boundary adjacent to Pakuranga Creek and along the southern boundary which directly adjoins 2 and 4 Susanne Place. The Urban Design Report also makes a recommendation relating to south - facing habitable room windows on Building B on Levels 4 and 5 requiring privacy screens or louvres in order to mitigate potential visual privacy and overlooking related effects on the users of the properties at 2-4 Susanne Place. This is proffered by the applicant as a condition of consent and is considered to further reduce potential privacy related effects along this adjoining southern boundary interface.
- The proposed development complies with the zone Maximum Impervious Area Standard.
- A range of canopy trees, natural grasses, shrubs and hedging are proposed across the Site collectively in the form of a high-quality landscape concept which assists in reducing the urban heat island effect.
- Private outdoor living spaces proposed for the residential units have been designed to ensure that outdoor living spaces that are functional in size, have access to sunlight, and are directly and conveniently accessible.
- Refuse collection will be provided by a private contractor in accordance with and ancillary to the arrangements for the existing Ambridge Rose Retirement Facility at 155 Edgewater Drive. Waste management for the proposed retirement village is to be controlled by the placement of 4 x 660L wheelie bins located for rubbish and recycling collection. Provision for bin storage for the development is provided within the Building A basement. There is also flexibility for bin storage and other uses to be located within the ground floor of Building.
- Each proposed residential unit has been designed to ensure that there is practical, functional and sufficient space for internal storage and living areas.

- *Encourage development of four or more dwellings per site and non-residential activities to contribute to a safe and convenient local transport network for pedestrians, passenger transport users and cyclists.*

Comment: The proposed development has been designed in a manner which positively contributes to a safe and convenient local transport network for pedestrians, passenger transport users and also cyclists.

- *Require buildings to be setback from water bodies to maintain and protect environmental, open space, amenity values of riparian margins of lakes, streams and coastal areas and water quality and to provide protection from natural hazards.*

- *Restrict development in high hazard areas and manage development in medium or low hazard areas to ensure natural hazard risk is tolerable or acceptable.*

Comment: The location of the proposed buildings in relation to the coastal marine area has been assessed as being appropriate within the Coastal Hazard Assessments and Further Responses prepared in support of the application. With the location of the buildings and the proposed conditions of consent endorse a monitoring approach noting the longer term risk, ensuring that the overall level of risk relative to the proposal is both tolerable and acceptable.

- *Recognise the functional and operational requirements of activities and development, including functional access for emergency responders.*

Comment: The layout of the proposed development including the access arrangement and dedicated entry and exit points have been carefully considered to ensure functional access for residents, staff, visitors and also for emergency responders.

- *Enable more efficient use of larger sites by providing for integrated residential development.*

Comment: The proposal represents an efficient use of landholdings owned by the applicant for the purpose of providing for an integrated residential development.

- Provide for or non-residential activities that:
  - support the social, cultural and economic well-being of the community;
  - are in keeping with the scale and intensity of development anticipated within the zone;
  - avoid, remedy or mitigate adverse effects on residential amenity; and
  - will not detract from the vitality of the Business – City Centre Zone, Business – Metro Centre Zone and Business – Town Centre Zone

Comment: There are no non-residential activities proposed as part of this application.

Chapter E36 Natural Hazards:

An assessment of the relevant objectives, policies, rules and assessment criteria (inclusive) of the natural hazard risks as set out in Chapter E36 of PC120 is provided as follows:

Proposed Plan change 120 defines Coastal Erosion Hazard Area 1 as the area affected by 0.28 m of relative sea level rise. The 4D Environmental assessment identified coastal hazard associated with a number of scenarios, including SSP2-4.5M 2075, which provides for 0.3 m of relative sea level rise over a 50-year timeframe and this hazard area is essentially limited to the coastal reserve. Coastal Erosion Area 2 is the area landward of Area 1 that may be affected by up to 0.55 m of sea level rise and Area 3 represents up to 1.52 m of sea level rise. Scenario SSP8.5 2075 in my report includes sea level rise of 0.41 m, and SSP8.5+ +VLM is calculated based on 1.74 m of relative sea level rise.

Although the areas do not align cleanly, my assessment indicates that the proposed development overlaps Coastal Hazard Area 2 and 3 to an extent broadly approximated by my chosen scenarios as outlined above. The exact landward alignment of Area 2 and Area 3 are less relevant in this case, as the proposed development does not allow for erosion to impact on any part of the property.
Any structure to protect the seaward margin of the property will be identified as Coastal Hazard Area 2.

The 4D Environmental Hazard Report presented a range of timeframes and sea level rise scenarios. They were not chosen to reflect coastal erosion hazard area 1, 2, 3 as it was completed prior to release of Plan Change 120. However, they are not dissimilar from the criteria that define these three areas.

• CEHZ 2075 (SSP2-4.5M): 50 year timeframe, 0.3 m SLR (PPC120 definition of Area 1 is 0.28 m of relative sea level rise).
• CEHZ 2075 (SSP5-8.5M): 50 year timeframe, 0.41 m SLR (PPC120 definition of Area 2 is 0.28-0.55 m of relative sea level rise)
• CEHZ 2130 (SSP5-8.5H+ + VLM): 100+ yr timeframe, 1.74 m SLR (PPC120 definition of Area 3 is 0.55-1.52 m of relative sea level rise).

The 4D Environmental Hazard Report indicates that coastal hazard area 1 as currently defined is limited to the width of the coastal reserve (see Figure 10 of the original Coastal Hazards Assessment).

Area 2 is likely to include some of the seaward area of the property, which will be occupied by landscaping and the driveway etc.

Area 3 is the longer term and much more significant sea level rise. Prediction of the response of the shoreline to this amount of sea level rise is very difficult to predict. This could lead to erosion that could expose the basement of building A. These areas are outlined in the Figure below.

Development is therefore proposed within Area 2 and Area 3, so is therefore “potentially tolerable”.

Having considered the proposed policy 1B Risk Settings and Management Methodology approach proposed by the Council and as applicable within existing urbanised areas, the following points are noted:
-The activity is identified as being sensitive to natural hazards.
-The level of coastal erosion hazard risk is assessed as being low in the short term.

The activity is identified as being ‘potentially tolerable’, meaning that resource consent is required under E36.4.1A (Rule 214) which is a Restricted Discretionary Activity.

For activities where natural risk is potentially tolerable in accordance with Table E36.3.1B.1 in coastal erosion hazard area 2 and coastal erosion hazard area 3, the following matters of discretion apply:

(a) Type of activity being undertaken and its sensitivity to natural hazard events including the consequences of a natural hazard event;
(b) The possible effects on public safety and other property resulting from the proposed development or activity;
(c) The effects on landscape values, associated earthworks and land form modifications;
(d) The effects on public access;
(e) The methods provided to manage activities and uses within the site, including safe egress from buildings and structures or and the site and the management of people and property during a coastal hazard event;
(f) Any exacerbation of an existing coastal hazard or creation of a new coastal hazard as a result of the proposed activity or development and possible effects on public safety and other property;
(g) The proposed use of, necessity for and design of hard engineering solutions to mitigate the hazard;
(h) The ability to relocate buildings or structures, including the proposed duration of occupation of the buildings or structures, taking into account the long term likely effects of climate change; and
(i) The ability to design, construct and maintain buildings or structures so that they are resilient to the effects of the hazard.

An assessment of the proposal has been undertaken against the relevant matters of discretion, with the key conclusions set out as follows:
- Whilst the proposed activity is identified as being sensitive to natural hazards, the level of natural hazard risk to the Site associated with coastal erosion is assessed as being low in the short term and uncertain over the lifespan of the development. The 4D Environmental analysis suggests that coastal erosion is not an immediate threat to the development, but instability in the bank caused by as little as 2 m of toe erosion could start to affect the land seaward of the buildings within 50 years. Direct impact on the proposed buildings within 50 years is possible but less likely. On this basis, the condition approach recommended through this application is appropriate, and proportionate to the level of current risk.
- The proposed development does not affect the processes driving coastal erosion or exacerbate hazard at the adjoining properties.
- There is no ability to relocate buildings or structures as part of this development, however, coastal erosion related effects can be mitigated through the installation of an in-ground palisade wall or other form of appropriate structure, as set out in the proposed conditions.
- Any actual or potential effects on landscape values, associated earthworks and land form modifications resulting from coastal erosion hazard risk is assessed as being low.
-Public access to the foreshore seaward of the site is currently very restricted, due to the steep sloping bank and heavy vegetation. The intertidal area is also almost completely covered with mangroves and

has a muddy substrate that makes movement difficult. Public access to this section of CMA is therefore of limited value. It is my understanding that there are no plans for work on the esplanade reserve and that the esplanade reserve adjacent to the site is not part of any planned greenway route. The proposed development does not adversely affect public access to the CMA.

Summary

Overall, it is concluded that through the proffering of conditions of consent (as outlined above) in support of this application, the proposed development is tolerable within this site-specific context, and any natural hazard related effects including those relating to coastal erosion are able to appropriately mitigated and acceptable.

9 SECTION 104(1)(C) – OTHER MATTERS

9.1 Introduction

Section 104(1)(c) requires that any other matter the consent authority considers relevant and reasonably necessary to determine the application be considered. In this case, the following matters are considered below:

- Hauraki Gulf Marine Park Act 2000
- Auckland Plan
- Conditions of Consent

9.2 Hauraki Gulf Marine Park Act 2000

The application site is located within the catchment of the Hauraki Gulf and is subject to the provisions of the HGMPA. The HGMPA outlines broad policy matters relating to the features that contribute to the national significance of the Hauraki Gulf and appropriate objectives for the management of the Gulf.

In assessing applications for activities within the Hauraki Gulf and its catchment, the consent authority is required to have regard to sections 7 and 8 of the HGMPA.

Section 7 recognises the national significance of the Hauraki Gulf, its islands and catchments and the ability of that interrelationship to sustain the life-supporting capacity of the environment of the Hauraki Gulf and its islands.

Section 8 of the HGMPA lists the objectives for the management of the Hauraki Gulf, its islands and catchments, which seek to protect / maintain, and where possible, enhance:

- the life-supporting capacity of the environment of the Hauraki Gulf, its islands and catchments
- the natural, historic, and physical resources of the Hauraki Gulf, its islands and catchments
- the natural, historic, and physical resources (including kaimoana) of the Hauraki Gulf, its islands and catchments with which Tangata Whenua have an historic, traditional, cultural and spiritual relationship
- the cultural and historic associations of people and communities in and around the Hauraki Gulf with its natural, historic and physical resources

- the contribution of the natural, historic and physical resources of the Hauraki Gulf, its islands and catchments to the social and economic well-being of the people and communities of the Hauraki Gulf and New Zealand; and

It is acknowledged that construction activities within the catchment generally have the potential to adversely affect the water, air and ecosystems of the Hauraki Gulf through contaminants getting into stormwater drains and waterways, and air pollution.

It is acknowledged that construction activities within the catchment generally have the potential to adversely affect the water, air and ecosystems of the Hauraki Gulf through contaminants getting into stormwater drains and waterways, and air pollution.

In all cases this demonstrates that the development is successfully managed so as to meet the requirements of the HGMPA. As such, the construction and operation of the development is consistent with the provisions of sections 7 and 8 of the HGMPA.

9.3 Auckland Plan

The Auckland Council's 'Auckland Plan' has been prepared, in accordance with the requirements of Section 79 of the Local Government (Auckland Council) Act 2009. It sets out the long – term strategic direction for Auckland. One of the key issues for the Auckland Plan to address is the need to accommodate another million people by 2050, requiring the construction of 350,000 new homes.

The Auckland Plan outcomes the application Site are reflected in the policy framework for the Mixed Housing Urban Zone which enables Integrated Residential Development (retirement villages).

The proposal supports the long-term vision as set out in the Auckland Plan, specifically through the provision of more medium to high intensity housing (than currently exists on the site) in an appropriate location and within a Precinct that enables a compact form of growth in appropriate locations. This is achieved through the design of the building and integration with Pakuranga Park Village.

Overall, the proposal is considered to align with the over-arching principles of the Auckland Plan 2050.

9.4 Conditions of Consent

A set of conditions of consent have been prepared and proffered by the applicant in support of this application. This is contained in **Attachment O** to this report and should be referred to in full.

10 PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

The Court of Appeal in *RJ Davidson Family Trust v Marlborough District Council* [2018] 3 NZLR 283 confirmed the legal approach for assessing resource consent applications against Part 2 of the RMA. The Court stated at [74]:

> *"If it is clear that a plan has been prepared having regard to Part 2 and with a coherent set of policies designed to achieve clear environmental outcomes, the result of a genuine process that has regard to those policies in accordance with s 104(1) should be to implement those policies in evaluating a resource consent application. Reference to Part 2 in such a case would likely not add anything…Equally, if it appears the plan has not been prepared in a manner that appropriately reflects the provisions of Part 2, that will be a case where the consent authority will be required to give emphasis to Part 2."*

In the context of this restricted discretionary activity application, I consider that the Unitary Plan has been adequately prepared and reflects the provisions of Part 2 of the RMA. The objectives and policies of the Unitary Plan capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and I consider that there is no need to go beyond these provisions to look to Part 2 in making an assessment of the appropriateness of this application as an assessment against Part 2 would not add anything to the evaluation exercise.

For completeness however, and in the circumstance that the Council takes a different view, I have provided a high-level assessment in the following paragraphs. In short, I consider that the Application is consistent with Part 2 of the RMA.

The purpose of the RMA is to promote the sustainable management of natural and physical resources. As stated in section 5 of the Act, this means:

5(2) In this Act, sustainable management means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while –

- *(a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- *(b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- *(c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

Whether the purpose of the RMA is being achieved involves "an overall broad judgement." This assessment is informed by the reference to the matters set out in sections 6, 7 and 8 of the Act, and:

"…allows for comparison of conflicting considerations and the scale or degree of them and their relative significance or proportion in the final outcome" (Eden Park Trust Board and Eden Park Neighbours Association vs Auckland City Council, A130/97).

Section 6 sets out matters of national importance relative to the natural character of the coastal environment, protection of outstanding natural features, protection of areas of significant public access along coastal marine areas, lakes and rivers, and the relationship of Maori and their culture and traditions. It is considered that there are no matters of national importance that are relevant to this application.

Notably, there are no identified outstanding natural character, landscape or feature elements affected by the proposal. The site is located in proximity to the coast, given that Pakuranga Creek and Tamaki Estuary form the coastal environment. It is noted that an existing esplanade reserve is located adjacent to the coast and does not provide for any form of public access. As set out above and elsewhere in this report, the Site has been identified as being potentially susceptible to coastal instability and erosion. The Coastal Report prepared in support of this application has provided a number of recommendations which have been adopted in the form of conditions of consent proffered by the applicant, which are considered to appropriately mitigate any coastal or natural hazard related effects.

In terms of the relationship with Maori and their culture and traditions, the development site is not identified as a site of value or significance to Mana Whenua.

Section 7 requires particular regard by had to 'other matters'. Of relevance to this application are:

(b) the efficient use and development of natural and physical resources
(c) the maintenance and enhancement of amenity values
(f) maintenance and enhancement of the quality of the environment
(g) any finite characteristics of natural and physical resources

Matters relating to any potential adverse effects on the environment and proposed mitigation are addressed in their report and associated technical reports.

Section 8 requires the principles of the Treaty of Waitangi be taken into account. The application accords with the principles of the Treaty of Waitangi.

Overall, the proposal satisfies the sustainable management of natural resources, purpose and principles of the Act. The proposal represents an efficient use of a large site zoned Mixed Housing Suburban and will be carried out in a manner that meets the principles of Part 2 of the Act.

11 NOTIFICATION

The applicant requests public notification of this application.

12 CONCLUSION

This application seeks consent to extend the Ambridge Rose Retirement Village and construct two apartment buildings (Building A and B) to provide for 51 independent living units, an internal accessway and landscaping.

This application sets out the relevant assessment required for resource consent applications under the RMA.

The plans and technical assessments submitted with the application have been provided in support of the application and in relation to the relevant criteria. In terms of the RMA, all appropriate matters in Section 104 are considered to have been addressed including the:

- Actual and potential effects.
- The relevant provisions of any plan or proposed plan; and
- Any other matters.

Having considered the actual and potential effects of the proposal, it is considered that the proposed amendments will give rise to adverse environmental effects that are minor.

The proposal is considered to be consistent with or not contrary to the relevant objectives and policies of the Unitary Plan including the Regional Policy Statement, and not inconsistent with the higher-level objectives of guiding policy documents, including the National Policy Statement on Urban Development 2020 and the New Zealand Coastal Policy Statement.

On the basis of the above, I support the granting of consent under Section 104D of the RMA for a Restricted Discretionary Activity.

Prepared by:
Tom Morgan
Planning Consultant

Reviewed by:
Mark Vinall
Director and Planning Consultant.