

Ryman Healthcare Limited

Proposed Comprehensive Care Retirement Village

**223 Kohimarama Road and 7 John Rymer Place
Kohimarama, Auckland**

Volume One

Resource Consent Applications and Assessment of Environmental Effects



April 2020

TABLE OF CONTENTS

Part A: Resource Consent Application

Part B: Assessment of Environmental Effects

1.	INTRODUCTION	1
1.1	PROJECT OVERVIEW	1
1.2	INTRODUCTION TO RYMAN	2
1.3	PROJECT RATIONALE	3
1.4	DOCUMENT STRUCTURE	6
2.	DESCRIPTION OF THE PROPOSAL	8
2.1	OVERVIEW	8
2.2	OVERALL DESIGN APPROACH	9
2.3	BUILDING LAYOUTS	14
2.4	BUILDING DESIGN AND EXTERNAL APPEARANCE	19
2.5	LANDSCAPING	21
2.6	ACCESS, INTERNAL ROADING AND PARKING	22
2.7	MAIN ENTRANCE AND FENCING	24
2.8	DIVERSION OF INTERMITTENT WATERCOURSE	24
2.9	SERVICING	24
2.10	CONSTRUCTION ACTIVITIES	30
3.	ENVIRONMENTAL SETTING	33
3.1	GENERAL WIDER SETTING	33
3.2	PHYSICAL SETTING	33
3.3	CONTAMINATED LAND	37
3.4	GEOTECHNICAL CONDITIONS	38
4.	RESOURCE CONSENT REQUIREMENTS	40
4.1	INTRODUCTION	40
4.2	AUCKLAND UNITARY PLAN – OPERATIVE IN PART	40
4.3	NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH	48
4.4	SUMMARY	49
5.	ASSESSMENT OF ENVIRONMENTAL EFFECTS	51
5.1	INTRODUCTION	51
5.2	POSITIVE EFFECTS	52
5.3	GENERAL CONSTRUCTION EFFECTS	53
5.4	TRAFFIC AND PARKING	57
5.5	URBAN DESIGN EFFECTS	59
5.6	LANDSCAPE AND VISUAL EFFECTS	63
5.7	STORMWATER MANAGEMENT	66
5.8	ECOLOGICAL EFFECTS	69
5.9	ARBORICULTURE EFFECTS	70
5.10	GEOTECHNICAL MATTERS	70

5.11	EFFECTS ON GROUNDWATER RESOURCE AND AVAILABILITY	71
5.12	MANA WHENUA VALUES	73
5.13	OPERATIONAL NOISE	73
5.14	AIR QUALITY	73
6.	CONSULTATION	75
6.1	NGĀTI WHĀTUA O ORAKEI MAORI TRUST BOARD	75
6.2	MANA WHENUA GROUPS	75
6.3	SELWYN COLLEGE / MINISTRY OF EDUCATION	76
6.4	ORAKEI COMMUNITY BOARD	76
6.5	URBAN DESIGN PANEL	76
6.6	AUCKLAND COUNCIL	77
7.	STATUTORY ASSESSMENT	78
7.1	INTRODUCTION	78
7.2	SECTION 104 ASSESSMENT	78
7.3	SUMMARY	88
8.	NOTIFICATION	89
8.1	SECTION 95A OF THE RMA – PUBLIC NOTIFICATION	89
8.2	SECTION 95B OF THE RMA – LIMITED NOTIFICATION	90
8.3	SECTION 95E OF THE RMA - ASSESSMENT OF EFFECTS ON PERSONS	90
8.4	NOTIFICATION CONCLUSION	92
9.	CONCLUSION	93

LIST OF FIGURES

Figure 1:	Site Location in Kohimarama	2
Figure 2:	Design 1	10
Figure 3:	Design 2	11
Figure 4:	Design 3	12
Figure 5:	Design 4	13
Figure 6:	The Site	34
Figure 7:	Watercourses on Site	35

LIST OF TABLES

Table 1:	Elderly Population Statistics and Projections for the Auckland Region	3
----------	---	---

Table 2:	Key Features of Building B01	14
Table 3:	Key Features of Buildings B02 and B04	16
Table 4:	Key Features of Building B03	17
Table 5:	Key Features of Building B05	17
Table 6:	Key Features of Building B06	18
Table 7:	Key Features of the Podium Basement	19
Table 8:	Proposed Construction Programme	31
Table 9:	Extent of Maximum Building and Height in Relation to Boundary Infringements	40

VOLUME 2

APPENDICES

A:	Certificate of Title
B:	Urban Design Panel Recommendations (2019)
C:	Transportation Assessment Report, Commute Transportation (2020)
D:	Arboricultural Assessment, Tree Management Solutions (2020)
E:	Urban Design Review, Clinton Bird Urban Design Limited (2020)
F:	Civil Design Report, BECA (2020)
G:	Groundwater Take Report, Tonkin and Taylor (2019)
H:	Geotechnical Assessment, Tonkin and Taylor (2019)
I:	Ground Contamination Assessment, Tonkin and Taylor (2019)
J:	Landscape and Visual Effects Assessment, R.A. Skidmore Urban Design Limited (2020)
K:	Ecological Assessment, Freshwater Solutions (2020)
L:	Archaeology Assessment, Clough & Associates (2019)
M:	Construction Noise and Vibration Assessment, Marshall Day Acoustics (2020)
N:	Objectives and Policies of the Auckland Unitary Plan

VOLUME 3

A: Resource Consent Site Plans and Drawings

B: Resource Consent Civil Works Drawings

VOLUME 4

A: Assessment Site Plans and Drawings

B: Assessment Civil Works Drawings



PART A

Resource Consent Application

APPLICATION FOR RESOURCE CONSENT

Sections 87AAC, 88 and 145, Resource Management Act 1991

To: Auckland Council
Central Consenting Team
Level 1
35 Graham Street
AUCKLAND 1010

Attn: Russell Butchers and Sandy Hsiao

1. Ryman Healthcare Limited apply for the following type(s) of resource consent:

All necessary resource consents to authorise the construction, operation and maintenance of a comprehensive care retirement village (“**Proposed Village**”) at 223 Kohimarama Road and 7 John Rymer Place (“**Site**”), including, but not necessarily limited to:

- A land use consent for a restricted discretionary activity for the construction, operation and maintenance of the Proposed Village, including:
 - Buildings that do not comply with the relevant yard, height and height in relation to boundary standards in the AUP;
 - Earthworks (district and infrastructure requirements);
 - A vehicle access that does not comply with the relevant standards in the Auckland Unitary Plan – Operative in Part (“**AUP**”);
 - The establishment of comprehensive development signage;
 - Buildings and structures within or over an overland flow path;
 - Construction noise and vibration that exceeds the relevant standards in the AUP; and
 - Temporary construction and building activities (including accessory structures) with a duration of more than 24 months.
- A land use consent for a discretionary activity for the establishment, use and maintenance of emergency generators on the Site;
- A land use consent (regional) for a controlled activity for earthworks within the Sediment Control Protection Area on the Site;
- A land use consent (regional) for a restricted discretionary activity for earthworks on the Site;

- A land use consent for a restricted discretionary activity for vegetation clearance in proximity to the intermittent watercourse;
- A land use consent for a controlled activity for the drilling and construction of a bore;
- A land use consent for a controlled activity for the disturbance of contaminated land under the NES;
- A water permit for a discretionary activity for the take and use of up to 12,090 m³ of groundwater per annum for amenity irrigation;
- A water permit for a restricted discretionary activity for the take and diversion of groundwater during the construction of the Proposed Village;
- A water permit for a discretionary activity for the diversion and associated disturbance of the intermittent watercourse on the Site; and
- A water permit for a discretionary activity for the diversion and discharge of stormwater onto land or water.

2. The activity to which the application relates (the proposed activity) is as follows:

The proposal is to establish a comprehensive care retirement village on the Site. The Proposed Village has been designed to provide a full range of elderly housing and care options, comprising independent living apartments, assisted living suites, and rest home care - including higher-level care and dementia care. The layout of the Proposed Village has been specifically designed to provide a high level of amenity and meet the needs of the residents.

The Proposed Village is depicted on the site plans and visual simulations provided in Volumes 3 and 4 to the Assessment of Environmental Effects supporting this resource consent application. The key features of the Proposed Village are summarised as follows:

- 98 care rooms – all of which will be in Building B01;
- 75 assisted living suites – all of which will be in Building B01;
- 123 apartments, comprising:
 - 12 one-bedroom apartments;
 - 69 two-bedroom apartments; and
 - 42 three-bedroom;
- 192 car parks; and
- 15 bicycle parks.

The proposal represents an opportunity to establish a high quality, purpose built, secure retirement village on a long-vacant and undeveloped site in the established residential community of Kohimarama, Auckland.

The layout of the Proposed Village has been specifically designed to meet the needs of the elderly residents, based on the extensive experience of Ryman Healthcare Limited in the development and operation of retirement villages. Particular consideration has also been given to avoiding, remedying or mitigating potential adverse environmental effects of the Proposed Village in its design. This includes designing the Proposed Village to sit comfortably within the topography of the Site. It also includes a landscape plan for the site which will provide a park like setting, incorporating the use of both native and exotic species to provide fragrance and colour throughout the different seasons of the year.

This application is made in general accordance with the attached Assessment of Environmental Effects, which forms part of this resource consent application.

3. The site at which the proposed activity is to occur is as follows:

The Site is located at 223 Kohimarama Road and 7 John Rymer Place, Kohimarama, Auckland.

The legal description and title reference for the two properties that will support the proposal are set out in the table below.

Address	Legal Description	Area	Title
223 Kohimarama Road	Lot 1 Deposited Plan 332284	30,770 m ²	312220
7 John Rymer Place	Lot 51 Deposited Plan 163242	451 m ²	NA98B/894
Total		31,221 m²	

4. The full name and address of each owner or occupier (other than the applicant) of the site to which the application relates are as follows:

The Certificates of Title for each property are attached as **Appendix A** to the Assessment of Environmental Effects. The Site is owned by Whai Rawa Property Holdings LP on behalf of Ngāti Whātua o Ōrākei Maori Trust Board.

Whai Rawa Property Holdings LP address is as follows:

59b Kitemoana Street

Auckland, 1071

Ryman Healthcare Limited holds a 150-year lease over the site via a holding company (Healthcare Shelf Company No. 30 Limited).

5. The other activities that are part of the proposal to which the application relates are as follows:

Other aspects of the proposal which are permitted under the relevant statutory planning documents are described in the attached Assessment of Environmental Effects.

6. No additional resource consents are needed for the proposal to which this application relates.

7. I attach an assessment of the proposed activity's effect on the environment that—

- (a) Includes the information required by Clause 6 of Schedule 4 of the Resource Management Act 1991; and
- (b) Addresses the matters specified in Clause 7 of Schedule 4 of the Resource Management Act 1991; and
- (c) Includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

8. I attach an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.

9. I attach an assessment of the proposed activity against any relevant provisions of a document referred to in Section 104(1)(b) of the Resource Management Act 1991, including the information required by Clause 2(2) of Schedule 4 of that Act.

10. I attach the following further information required to be included in this application by the district plan, the regional plan, the Resource Management Act 1991, or any regulations made under that Act:

- Assessment of Environmental Effects;
- Specialist Assessments; and
- Drawings.



Signed:

(On behalf of Ryman Healthcare Limited by its authorised agent Dr Phil Mitchell, Mitchell Daysh Limited)

Dated at Auckland this 17th day of April 2020.

Address for Service: Ryman Healthcare Limited
C / - Mitchell Daysh Limited
PO Box 300 673
AUCKLAND 0752

Contact: Dr Phil Mitchell

Telephone: (09) 486 5773

Cellphone: 021 966 175

Email: phil.mitchell@mitchelldaysh.co.nz



PART B

Assessment of Environmental Effects

1. INTRODUCTION

1.1 PROJECT OVERVIEW

Ryman Healthcare Limited (“**Ryman**”) is a leading provider of comprehensive care retirement living and has been operating in New Zealand for 35 years. During this time Ryman has developed an excellent reputation for its specialist service in aged care villages and healthcare. Through this experience the company has developed knowledge and expertise in the construction and operation of purpose-built retirement villages that meet the increasing needs of the elderly community.

With a view to providing additional specialist aged-care in the eastern suburbs of Auckland, Ryman propose to construct, operate and maintain a comprehensive care retirement village (“**Proposed Village**”) at 223 Kohimarama Road and 7 John Rymer Place, Auckland (“**the Site**”). Importantly, Ryman will operate and maintain all of the accommodation, infrastructure and services within the Proposed Village.

The Proposed Village will provide comprehensive care for elderly residents. It will include apartments, assisted living suites, rest home and higher-level care options (including dementia care). This provision for a continuum of care is seen as exceptional by elderly residents, as evidenced by the high demand for Ryman’s retirement villages throughout New Zealand.

The Site is approximately 3.12 ha in area and is owned by Ngāti Whātua o Ōrākei Maori Trust Board via Whai Rawa Property Holdings LP. Ryman holds a 150-year lease over the Site via a holding company (Healthcare Shelf Company No. 30 Limited).

The Site is legally described as Lot 1 Deposited Plan 332284 and Lot 51 Deposited Plan 163242 and is held in Certificates of Title 312220 and NA98B/894. The Certificates of Title are attached as **Appendix A** to this Assessment of Environmental Effects (“**AEE**”).

The general location of the Site is depicted in red in Figure 1 below.

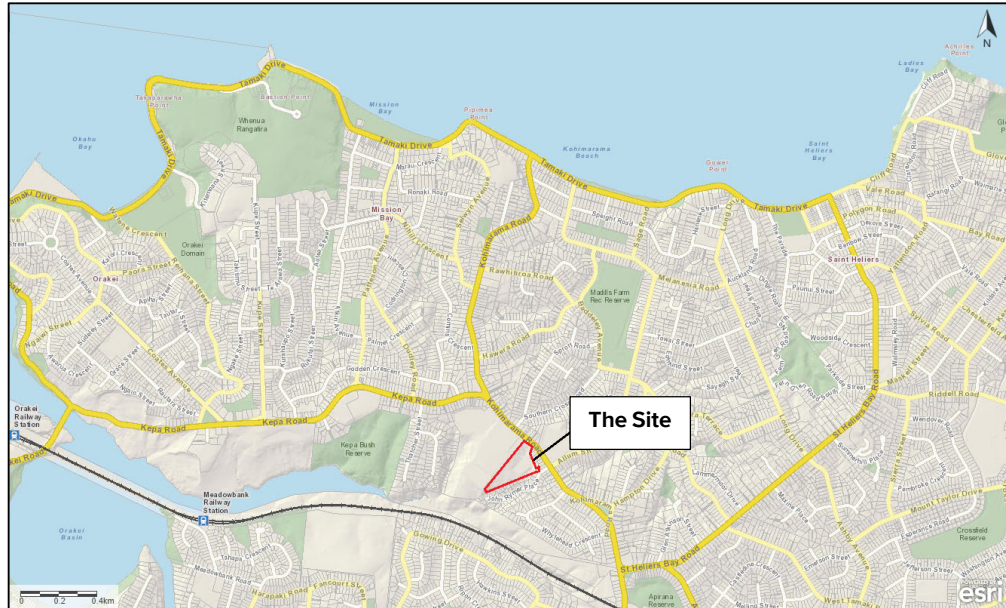


Figure 1: Site Location in Kohimarama

The Site is considered to be ideally suited for the Proposed Village due to its size and given that it has been identified as suitable for urban intensity residential development in the Auckland Unitary Plan – Operative in part (“AUP”). Kohimarama, and the surrounding eastern bays suburbs, require a range of accommodation and living options for all demographics – a matter which is recognised in the policies of the AUP. The Proposed Village will assist with this outcome by diversifying the range of accommodation stock available within the catchment.

1.2 INTRODUCTION TO RYMAN

Ryman has been operating retirement villages for the elderly in New Zealand since 1984. It currently has seven retirement villages operating in Auckland, located in Orewa, Saint Heliers, Remuera, Pukekohe, Greenlane, Birkenhead, Howick, Lynfield and Narrowneck. In addition, Ryman is currently constructing new retirement villages in Hobsonville and Henderson.

Ryman has a reputation of building and operating exceptionally high-quality retirement villages and employing professional, caring staff. Its retirement villages provide a range of living options, including independent living apartments, assisted living suites and care centres that provide specialised levels of rest home and higher-level care. The expertise that Ryman has developed in caring for elderly residents has resulted in the company being awarded the “Best Retirement Village in New Zealand” at the Australasian Aged Care Industry Awards on six occasions.

Ryman is considered to be a pioneer in many aspects of the healthcare industry – including retirement village design, standards of care, and staff education. A high quality, purpose-built village is a core principle of Ryman’s philosophy.

1.3 PROJECT RATIONALE

The lack of comprehensive care retirement living in New Zealand is considered to be at crisis point.¹ The demand for quality living options up to a standard that is acceptable to retirees is significantly higher than the current supply. The supply of retirement living is also affected by the ongoing closure of small, poor quality aged care homes. These are usually conversions of old houses that are simply not up to standard and which provide a poor living environment, lack insulation, and do not provide suitable amenities for residents.

It is estimated that 768,800 people in New Zealand were aged 65+ years as at June 2019.² This number is expected to rise to approximately 885,700 people by 2023, and between 1.3 and 1.4 million people by 2043 - primarily due to the ‘baby boomer’ generation. In effect, the number of people aged 65+ years will roughly double within the next 25 years. It is also currently estimated that 323,700 people in New Zealand are aged 75+ years (the primary demographic for Ryman’s retirement villages), and this number is expected to rise to over 698,000 nationally within the next 20 years. The number of people aged 85 years and older will more than triple, from about 88,000 in 2019, to between 240,000 and 284,000 in the next 25 years.

With respect to the Auckland Region, Table 1 below highlights the increase in the population aged 65+ and 75+ years experienced in the region between 2012 and 2018². Table 1 also details the projected growth in the population over 65+ and 75+ years through to 2043. In this regard, the population aged 65+ years is expected to range between 432,800 and 478,100 people, whilst the population aged 75+ years is expected to range between 240,120 and 266,090 people.

Table 1: Elderly Population Statistics and Projections for the Auckland Region³

Year	Total Auckland Population	Total Auckland Population 65+	Percentage Auckland Population 65+	Total Auckland Population 75+	Percentage Population 75+
2012 (ex-census)	1,507,600	164,000	10.9%	68,460	4.5%

¹ “Aged Residential Care Service Review” – Grant Thornton (September 2010).

² Source: Statistics New Zealand.

³ Source: Statistics New Zealand.

Year	Total Auckland Population	Total Auckland Population 65+	Percentage Auckland Population 65+	Total Auckland Population 75+	Percentage Population 75+
2018 (EX-CENSUS)	1,590,261	194,043	12.2%	80,541	5%
2043 (medium growth projection)	2,326,200	432,800	18.6%	240,120	10.3%
2043 (high growth projection)	2,606,800	478,100	18.3%	266,090	10.2%

Ryman considers that its residents deserve a high quality, safe and warm environment, where residents are able to go about their day to day activities comfortably and to a standard that people choose to live in.

Many of New Zealand's older residents are living in unsuitable accommodation. Accommodation may be unsuitable due to physical constraints such as a large house that is expensive, difficult to maintain and heat properly and / or has barriers to mobility such as stairs, or having to travel too far to reach amenities and health services. Mental wellbeing issues are also growing, including isolation, loneliness, and related depression due to many older people living alone, separated from family and friends due to their increasing mobility restrictions. Older people need to have access to a range of options for appropriate housing.

Care is another key issue. A lack of specialist residential care options leads to an increasing burden on the public health system. Hospitals are under increasing pressure to free up inpatient beds for acute or urgent care, and hospice capacity is increasingly constrained. Retirement villages provide residential care facilities that help reduce 'bed blocking' in hospitals and ease the strain on hospices.

These factors have led to demand for retirement village accommodation outstripping supply. The ageing population and longer life expectancy, coupled with a trend towards people wishing to live in retirement villages that provide purpose-built accommodation, means that demand is continuing to grow.

In light of the retirement living supply crisis identified above, Ryman considers it important that suitable sites are developed for comprehensive care retirement villages in the Auckland Region. With this in mind, Ryman seeks to provide comprehensive care retirement villages that include a range of retirement living and care options, including independent apartments, serviced care, rest home care, hospital care and dementia level care.

The ability to provide a continuum of care from an independent lifestyle to 24-hour nursing care within the same site is considered to be very important for the following reasons:

- A site offering a full range of care options means that residents only need to make one move; and
- It allows couples to remain close to each other despite any differences in the level of care that they may require individually (i.e. it avoids couples being housed in different accommodation in different parts of Auckland – reducing stress on residents and families).

In addition, and due to the frailty and mobility limitations of some residents, Ryman provides extensive on-site community amenities – including entertainment activities, recreational facilities, small shops, bar and restaurant facilities, communal sitting areas, and large, attractively landscaped areas. All of these features lead to significant positive benefits for residents and for the efficient management and operation of the Proposed Village.

Because of the operational requirements of the Proposed Village and the need to have all communal amenities and care rooms located in the village centre (Building B01) comprehensive care retirement villages have a density and layout that differs from other residential developments.

In addition to utilising sites efficiently in order to cater for the supply crisis in retirement living, it is Ryman's experience that there are a limited number of potentially suitable sites in urban areas that can accommodate the type of retirement villages that are undertaken by Ryman. As such, the size and location of the Site makes it ideally suited for a comprehensive care retirement village.

As already noted, locating the Proposed Village in Kohimarama will increase the accommodation options available in the wider area (which currently mainly comprises of detached and semi-detached dwellings). It will also enable elderly residents to locate themselves close to their existing communities as they transition to retirement and cared living – which has proven benefits in terms of improving the quality of life of elderly people. In this regard, Ryman has found that where residents can continue to reside in, or near, the same community as their family ("ageing in place"), the stress associated with the transition to assisted living or a higher level of care is markedly reduced.

Given the increasing demand for retirement living options in the Auckland Region (including dementia care and assisted care options), Ryman considers it is essential to maximise the

efficient use of the Site in order to best cater for the living needs for retirees. Such an approach will enable the social and economic wellbeing, and health and safety, of people and communities in accordance with Section 5(2) of the Resource Management Act 1991 (“RMA”). It also constitutes an efficient use of natural and physical resources in accordance with Section 7(b) of the RMA.

1.4 DOCUMENT STRUCTURE

This AEE has been prepared to accompany the application by Ryman to Auckland Council for all necessary resource consents to enable the construction, operation and maintenance of the Proposed Village at the Site. This AEE complies with the relevant requirements in Schedule 4 of the RMA and addresses the relevant matters identified in the AUP.

It is also noted that this AEE (and the information contained in the appendices) builds on other applications by Ryman in the Auckland Region over the last eight years, and addresses matters raised during those processes, to provide a fulsome assessment particular to this Site and its neighbouring environment.,

This AEE comprises nine sections as follows:

Section 1: This introduction provides background to the Proposed Village, an introduction to Ryman, the rationale for the project, and the structure of this AEE.

Section 2: Provides a detailed description of the Proposed Village.

Section 3: Describes the environmental setting, including general site characteristics, roading and traffic, and physical setting.

Section 4: Sets out the resource consent requirements for the construction, operation and maintenance of the Proposed Village.

Section 5: Provides an assessment of environmental effects associated with the Proposed Village.

Section 6: Outlines the consultation undertaken for the Proposed Village.

Section 7: Sets out the statutory framework within which the resource consent applications have been made and assesses the Proposed Village in relation to the provisions of the RMA and the relevant provisions of the statutory planning documents administered by Auckland Council.

Section 8: Address notification matters in accordance with Sections 95A – 95E of the RMA.

Section 9: Provides a short concluding statement.

The technical assessments prepared in support of the resource consent applications by Ryman are provided in **Volume 2** to this AEE, while the site plans, visual simulations and civil works drawings are provided in **Volumes 3 and 4**.

2. DESCRIPTION OF THE PROPOSAL

2.1 OVERVIEW

The proposal is to establish a comprehensive care retirement village on the Site. The Proposed Village is intended to provide a full range of elderly housing options on the Site, comprising independent living apartments, assisted living suites, and rest home care (including higher level care and dementia care). These housing options will provide a high level of amenity for the residents.

It needs to be recognised that some residents still maintain a degree of independence while others require a much higher-level of care. One, two and three-bedroom apartments are proposed as it is Ryman's experience that some of its more independent residents like the flexibility and, in the case of two and three-bedroom apartments, also the space afforded by these units.

As further discussed in Section 2.3 of this AEE, the Proposed Village will consist of seven buildings. The overall layout of the Proposed Village is depicted on the plans provided in **Volume 3**. However, the key features of the Proposed Village are summarised as follows:

- 98 care rooms – all of which will be in Building B01;
- 75 assisted living suites – all of which will be in Building B01;
- 123 apartments, comprising:
 - 12 one-bedroom apartments;
 - 69 two-bedroom apartments;
 - 42 three-bedroom; and
- 192 car parks, comprising:
 - 176 standard, 9 accessible and 5 electrical charging in basements;
 - 2 van parking spaces; and
- 15 bicycle parks.

All the care, common amenity facilities and operational services will be accommodated in the Building B01. Five separate apartment building blocks (Buildings B02 to B06) will be grouped around a podium with access (internally and externally) via Building B07 to basement parking area and Building B01 (via a tunnel). The podium also accommodates a bowling green.

The layout of the Proposed Village is illustrated in the Site Master Plan⁴ included in the Architectural Drawings (**Volume 3, Appendix A** of this AEE). Further detail on the layout of Buildings B01 to B07 and the podium is provided in Sections 2.3.1, 2.3.2, 2.3.3 and 2.3.4 of this AEE.

Access to the Proposed Village will be provided by a primary access from John Rymer Place and a secondary access from Kohimarama Road. The internal accessway separates Building B01 from Buildings B02 to B07, and provides access to the main entrance of Building B01 and the car parking areas. Further details are provided in Section 2.5.1 of this AEE.

The site coverage of the Proposed Village is 39.8% (under the permitted standard of 45% in the AUP), while the impervious area is 53.1% (under the permitted standard of 60% in the AUP).

2.2 OVERALL DESIGN APPROACH

The overall design of the Proposed Village has been informed by the following:

- To comply with the boundary standards as far as practicable, particularly along the southern and eastern boundaries;
- Create a residential look for the apartment buildings;
- Use footprint orientation, façade and rooftop articulation to fragment the bulk of the Building B01;
- Locate the tallest buildings along the north western boundary of the Site that is shared with Selwyn College;
- Create generous spacing between the apartment buildings;
- Create individuality of each apartment block's facades, while still retaining a common theme;
- Cascade buildings down the slope;
- Where possible, retain existing vegetation and specimen trees (especially along the boundary with Kohimarama Road);
- Configure the floor plan of the buildings to be functional and create well designed, accessible and legible communal outdoor spaces; and
- Attention to pedestrian and vehicle movement through the Site.

⁴ 044-RCT-S01-A0-010.

The proposed site layout evolved during a multidisciplinary design process which included input from Auckland Council on a number of occasions. The design evolution involved three concept designs leading to the fourth and proposed design as described below.

2.2.1 Design Evolution 1

As depicted in Figure 2, the Site was originally designed to accommodate the main building and six apartment buildings of equal floor area. The sixth apartment building (Building B07) was located close to the south western boundary adjacent to existing residential properties. Building B07 did not comply with height in relation to boundary standards in the AUP in this location.

The design team were also concerned that this design could have dominated the neighbouring residential properties and create shadowing effects. The establishment of the bowling green on the southern boundary would have also required significant retaining structures next to residential properties.



Figure 2: Design 1

2.2.2 Design Evolution 2

In order to move Building B07 further away from the southern boundary, an option was explored which halved the floor area of the building. To make up for the shortfall in apartment numbers, the floor plate of Building B06, located along the north western boundary, was extended (refer to Figure 3 below). This move did result in Building B07 complying with the height in relation to boundary standard, but the remaining floor areas for each level became unviable due to the reduced number of apartments.

The bowling green was also shifted further back from the south western boundary of the Site. However, its retaining wall would still have appeared dominant from the boundary.

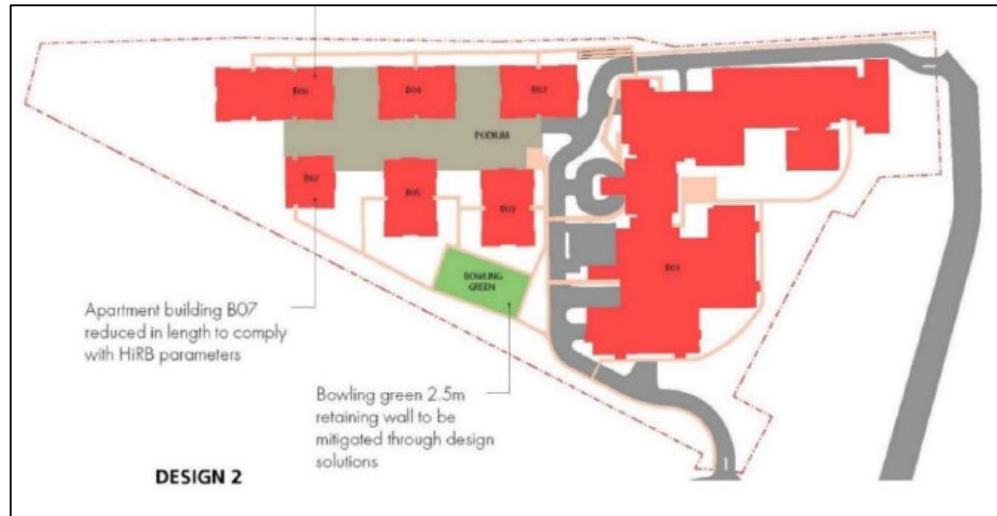


Figure 3: Design 2

2.2.3 Design Evolution 3

The next design iteration (refer to Figure 4 below) involved the removal of Building B07 and the consolidation of additional apartments / levels in Buildings B02, B04 and B06. This move enabled the relocation of the bowling green, from the area adjacent to the south western boundary, to the podium level. The benefit of this was the bowling green retaining walls were moved away from the south western boundary and incorporated in the podium.

This design change also resulted in the centralisation of the bowling green into the main formal common outdoor area thus improving accessibility for residents.



Figure 4: Design 3

2.2.4 Design Evolution 4

In the final design evolution, Building B05 was rotated 90 degrees (refer to Figure 5 below). This rotation maintained the views and vistas between the apartment buildings, especially between Buildings B04 and B06. It also shortened the total building length of apartment buildings along the south western boundary.

To improve pedestrian movement throughout the Site, the podium vertical circulation (Building B07) was introduced to provide access to the basement car parking and an all-weather tunnel between the podium and Building B01.

The pedestrian path along the internal accessway towards Kohimarama Road was also removed, due to the steep grade of this part of the accessway. In its place a sky bridge was provided for accessible pedestrian movement between Building B01 (at Level 4) and Kohimarama Road.

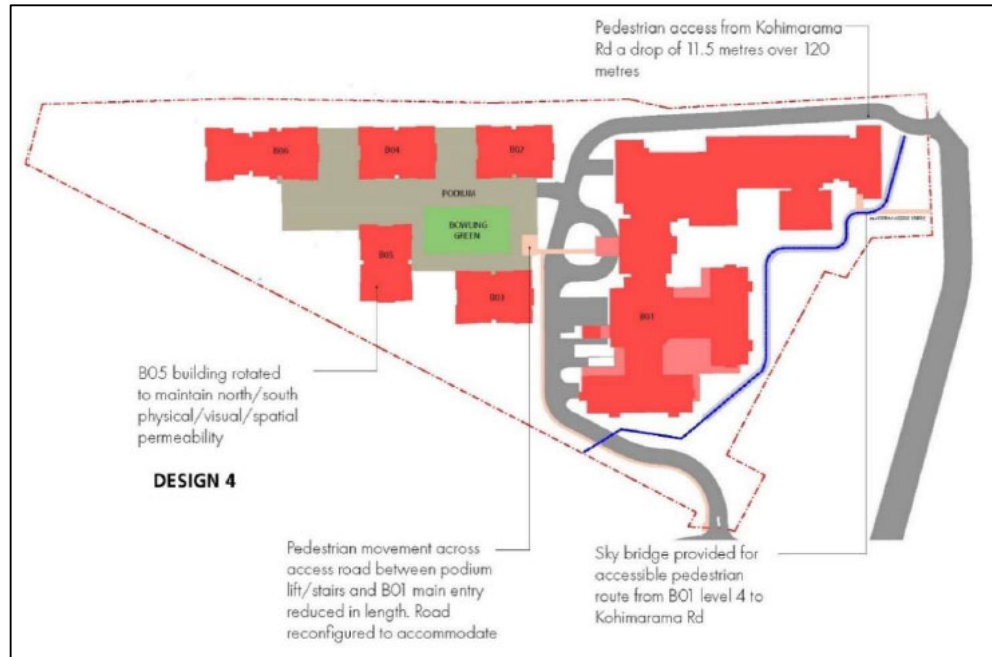


Figure 5: Design 4

2.2.5 Urban Design Panel

Ryman also presented the design and layout of the Proposed Village to Auckland Council's Urban Design Panel in August 2019.

The Urban Design Panel supported the Proposed Village in principle, and noted that Ryman has achieved a good solution on a difficult site. They also considered that the effective site coverage and the spatial arrangement of buildings, in combination with the proposed height of the buildings, represented a good design outcome.

The Urban Design Panel made a number of design recommendations, which included:

- The treatment of exposed car parks and retaining walls;
- Ensuring the entrance to Building B01 is legible;
- Utilising differentiation in the architectural treatment of Buildings B02 to B06, so that they read as individual buildings from distance;
- Ensuring a quality landscape on the podium; and
- Ensuring that ground floor units have suitable outlook space.

The full recommendations from the Urban Design Panel are provided in **Appendix B** to this AEE, and the responses to those recommendations are discussed further in the technical assessments in support of the resource consent applications.

2.3 BUILDING LAYOUTS

2.3.1 Building B01

Building B01 will be located at the north eastern end of the Site, closest to Kohimarama Road. It will house the village centre and a range of living options, including assisted living, hospital and dementia care facilities.

Building B01 will vary between three and six levels above ground, stepping down the Site from the north west to south east (reducing in bulk in response to the topography and the scale of the adjacent residential properties).

Building B01 will also contain a number of one and two bedroom apartments. The apartments will typically be located at Level 4 and above. In those circumstances where apartments will be located below the adjacent ground level, care has been taken to provide as much space in front of the apartments as possible. In addition, the apartment balconies on the level above will be pulled back to allow increased natural light into the apartments below.

The layout of the various levels of Building B01 is summarised in Table 2 below and detailed in the drawings⁵ included in Volume 3 of this AEE.

Table 2: Key Features of Building B01

Level	Activity	Number
Level 0 (basement)	Standard car parks	30
	Accessible car parks	2
	Electric charging car parks	2
Level 1 (ground floor)	Assisted living suites	5
	Dementia care	40
	On-grade van parking (outside)	2
Level 2	Assisted living suites	9
	Hospital Care	40
	Standard car parks (basement)	25
	Accessible car parks	2
	Electric charging car parks	1
Level 3	Assisted Living Suites	26
	Assisted Living Care Suites	18
Level 4	Assisted living suites	16
	Two-bedroom apartments	2

⁵ 044-RCT-B01-A0-010, 044-RCT-B01-A0-020, 044-RCT-B01-A0-030, 044-RCT-B01-A0-040, 044-RCT-B01-A0-050, 044-RCT-B01-A0-060, 044-RCT-B01-A0-070 and 044-RCT-B01-A0-080

Level	Activity	Number
Level 5	Assisted living suites	19
	One-bedroom apartments	2
	Two-bedroom apartments	6
Level 6	One-bedroom apartments	6
	Two-bedroom apartments	9

Ancillary amenities to be located within Building B01 will include:

- Swimming pool, spa and gym;
- Activities room;
- Café;
- Crafts room;
- Changing rooms;
- Theatre;
- Games Room;
- Large common lounge and dining areas;
- Treatment rooms;
- Library;
- Staff conveniences and managers office;
- Sales office;
- Reflection room;
- Kitchen;
- Salon and beauty / treatment facilities;
- Pool and darts room;
- Men's shed; and
- Utilities and equipment plant (including laundries, maintenance area, water storage tanks, refuse areas and emergency generators) and lobbies.

2.3.2 Apartment Buildings

Five apartment buildings will house one, two and three bedroom apartments. Each apartment building will have a stepped roof line. The floor levels on the architectural drawings depicts overall levels on the Site as a whole not actual levels for the building.

Buildings B02, B04 and B06 will have six above ground levels, whereas Buildings B03 and B05 will have four above ground levels.

2.3.2.1 Buildings B02 and B04

Buildings B02 and B04 will be located along the north western boundary of the Site. The buildings will be identical and will provide two and three-bedroom apartments over six above ground levels. The living spaces of the apartments will have views and natural light in two directions (south east and north east or south east and south west).

The layout of the various levels of Buildings B02 and B04 are summarised in Table 3 below and detailed in the Architectural Drawings⁶ (Volume 3 of this AEE).

Table 3: Key Features of Buildings B02 and B04

Level	Bedroom type	Number
Level 3 (Podium)	One-bedroom apartment	3
	Two-bedroom apartment	1
	Three-bedroom apartment	1
Level 4	Two-bedroom apartments	2
	Three-bedroom apartments	2
Level 5	Two-bedroom apartments	2
	Three-bedroom apartments	2
Level 6	Two-bedroom apartments	2
	Three-bedroom apartments	2
Level 7	Two-bedroom apartments	2
	Three-bedroom apartments	2
Level 8	Two-bedroom apartments	1
	Three-bedroom apartments	1

2.3.2.2 Building B03

Building B03 will be located adjacent to the southern boundary of the Site. The building will provide two and three-bedroom apartments over five above ground levels. The living spaces of the apartments will have views and natural light in two directions (south east and north east or south east and south west).

⁶ 044-RCT-B02-A1-010, 044-RCT-B02-A1-020, 044-RCT-B04-A1-010 and 044-RCT-B04-A1-020

The layout of the various levels of Building B03 are summarised in Table 4 below and detailed in the drawings⁷ in Volume 3 of this AEE.

Table 4: Key Features of Building B03

Level	Bedroom Type	Number
Level 1	Two-bedroom apartments	1
	Three-bedroom apartments	1
Level 2	Two-bedroom apartments	1
	Three-bedroom apartments	1
Level 3	Two-bedroom apartments	2
	Three-bedroom apartments	2
Level 4	Two-bedroom apartments	2
	Three-bedroom apartments	2
Level 5	Two-bedroom apartments	1
	Three-bedroom apartments	1

2.3.2.3 Building B05

Building B05 will be located adjacent to the southern boundary of the Site. The building will provide two and three-bedroom apartments over five above ground levels. The living spaces of the apartments will have views and natural light in two directions (south east and north east or south east and south west).

The layout of the various levels of Building B05 are summarised in Table 5 below and detailed in the drawings⁸ in Volume 3 of this AEE.

Table 5: Key Features of Building B05

Level	Bedroom Type	Number
Level 1	Two-bedroom apartments	2
Level 2	Two-bedroom apartments	2
Level 3	Two-bedroom apartments	2
	Three-bedroom apartments	2
Level 4	Two-bedroom apartments	1
	Three-bedroom apartments	2

⁷ 044-RCT-B03-A1-010 and 044-RCT-B03-A1-020

⁸ 044-RCT-B05-A1-010, 044-RCT-B05-A1-020 and 044-RCT-B05-A1-030

Level	Bedroom Type	Number
Level 5	Three-bedroom apartments	2

2.3.2.4 Building B06

Building B06 will be the western most building adjacent to the north western boundary. The building will provide two and three-bedroom apartments over five above ground levels. The living spaces of the four corner apartments will have views and natural light in two directions (south east and north east or south east and south west).

The layout of the various levels of Building B06 are summarised in Table 6 below and detailed in the drawings⁹ in Volume 3 of this AEE.

Table 6: Key Features of Building B06

Level	Bedroom Type	Number
Level 3	One-bedroom apartment	1
	Two-bedroom apartments	4
	Three-bedroom apartments	1
Level 4	Two-bedroom apartments	4
	Three-bedroom apartments	2
Level 5	Two-bedroom apartments	4
	Three-bedroom apartments	2
Level 6	Two-bedroom apartments	4
	Three-bedroom apartments	2
Level 7	Two-bedroom apartments	2
	Three-bedroom apartments	2

2.3.3 Podium

The podium connecting all the apartment buildings is an important design element which will achieve an accessible and focused area of activity for residents. A bowling green, garden area, specimen trees and paths will be located on the podium.

The podium basement will be located under Buildings B02 to B06. The basement will provide car parking (for residents and visitors), bicycle parking and lockers, and access to

⁹ 044-RCT-B06-A1-010, 044-RCT-B06-A1-020, 044-RCT-B06-A1-030 and 044-RCT-B06-A1-040

the podium and the apartments above. The number of car parks that will be provided is summarised in Table 7 below and detailed in the drawing¹⁰ in Volume 3 of this AEE.

Table 7: Key Features of the Podium Basement

Level	Item	Number
Level 2 Podium (basement)	Standard car parks	121
	Accessible car parks	5
	Electric charging car parks	2

2.3.4 Building B07

Building B07 will provide pedestrian access, in the form of stairs and two lifts, from the basement to the podium. Building B07 will also provide a pedestrian connection to Building B01 via an underground tunnel. The 2.2 m wide tunnel enters Building B01 at the lift and stair lobby on Level 0.

The layout of Building B07 is detailed in the architectural drawings¹¹ (Volume 3 of this AEE).

2.4 BUILDING DESIGN AND EXTERNAL APPEARANCE

The external design of the Building B01 is largely a response to the topography of the Site and the scale of the adjacent development. There is a common architectural language employed in the external building design as listed below. This language serves to both break up building lengths and to define apartment, assisted living suite, care room and the main entry functions.

The common architectural language in the external design of Building B01 includes:

- Open-ended roof forms will protrude through the main roof line;
- Continuous white frames will sit beneath the roof overhang;
- A combination of white and grey brick will complement and contrast with the light and dark rendered building elements;
- Composite timber battens will provide a further level of detail and warm tone;
- The stepping of the roofs down the Site will mimic the stepped floor plan;
- A light colour has been selected for the soffit and fascia, to float the roof above the building mass below; and

¹⁰ 044-RCT-S01-A0-040

¹¹ 044-RCT-B07-A1-010.

- Mechanical plant has been co-ordinated during the concept design of the project. Access to mechanical plant will be concealed below the roofline of Building B01.

The external design of the various apartment buildings is a response to the massing of the buildings and the building typology and includes the following:

- Each building will be anchored into the Site and the podium with vertical brick elements;
- The floor areas of the apartments will be reasonably compact;
- On two elevations of each building, the vertical brick core will run past the roofline, further emphasising the verticality of the buildings;
- Extending from the solid brick verticals, balconies and glazed areas will wrap around the corners of the buildings;
- 'Frames' of varying heights on each building will act as a common element, both connecting the apartment buildings visually and responding to Building B01;
- Screening will provide shading, and a further layer of detail and warm tones to the building; and
- The roofs of the apartment buildings will have a tapering roof edge treatment and the stepping of the roofs down the Site will parallel the stepped floor plans below. A light colour has been selected for the soffit and fascia to float the roof above the building mass below.

Ryman also proposes to use high quality, permanent, low maintenance and sustainable materials for the various buildings comprising the Proposed Village. In this regard, the external materials of the buildings will include:

- Brick;
- Glazing;
- Powder-coated aluminium window and door joinery;
- Solid plaster;
- Aluminium cladding;
- Powder-coated aluminium balustrading; and
- Membrane roofing.

Varying brick colours are proposed throughout the Proposed Village. There will be a shift in brick colour from dark to light across the buildings in the Proposed Village – with the darkest brick on Building B06 and the lightest brick on Building B01.

The main brick colours for the buildings are:

- Building B01 - A white brick and a contrasting dark grey brick (Titanium Industry Austral or similar);
- Building B02 - Platinum Industry Austral (or similar);
- Building B03 - Silver Artisan Austral (or similar);
- Building B04 - Chiffon Origin Austral (or similar);
- Building B05 - Raglan Artisan Austral (or similar); and
- Building B06 - Titanium Industry Austral (or similar).

The apartment building cores will be clad in Crevole Origin Monier, (or similar). The white brick will visually connect all the apartment buildings together.

Building B07 will be clad in Crevole Origin Monier (or similar). The podium brick walls and brick retaining walls will be clad in the darker coloured Titanium Industry Austral (or similar). Further detail on the building design and external appearance of the Proposed Village is provided in the drawings¹² in Volume 3 of this AEE, as well as in the visual simulations.

2.5 LANDSCAPING

The proposed landscape planting for the Proposed Village has been designed by Design Squared Landscape Architects (Volume 3 to this AEE). The landscape planting plan sets out an indicative master plan which will be further refined during the detailed design of the Proposed Village. A park like setting is proposed, incorporating existing areas of native planting and the use of larger tree species that are often unsuitable for standard residential developments.

In summary, the landscaping for the Proposed Village will:

- Retain existing areas of native planting where possible (particularly in the western corner of the Site);
- Provide a mix of deciduous and evergreen specimens which soften the built form, filter natural light, provide shelter from prevailing winds and contribute to the visual structure of garden beds;
- Include a native planting palette which will be integrated and formed into the overall planting scheme for the Proposed Village;

¹² 044-RCT-B01-A2-010, 044-RCT-B01-A2-020, 044-RCT-B01-A2-030, 044-RCT-B02-A2-010, 044-RCT-B02-A2-020, 044-RCT-B03-A2-010, 044-RCT-B03-A2-020, 044-RCT-B04-A2-010, 044-RCT-B04-A2-020, 044-RCT-B05-A2-010, 044-RCT-B05-A2-020, 044-RCT-B06-A2-010, 044-RCT-B06-A2-020, 044-RCT-B07-A1-010

- Provide paved pathways which will weave residents amongst both intimate and open park-like spaces;
- Include raised potager gardens where residents can grow and pick their own produce; and
- Retain the existing oak and pohutukawa trees that form the existing avenue along Kohimarama Road (as discussed in the arboricultural assessment in **Appendix D** in this AEE).

Areas on the Site not occupied by buildings, car parks and pedestrian / vehicular access networks will be landscaped and maintained to create a high standard of visual amenity and privacy for both the residents of the Proposed Village and for the surrounding properties. All planting and landscaping will be maintained by permanent full-time gardeners in charge of keeping the grounds to this high standard.

Automated irrigation systems will ensure plantings establish, survive, and remain in good health.

2.6 ACCESS, INTERNAL ROADING AND PARKING

2.6.1 Vehicular Movement

Vehicular access to, and from, the Proposed Village will be provided via two access points. The primary vehicle access will be provided via John Rymer Place, with a secondary access proposed via Kohimarama Road. These vehicle accesses will be connected by an internal road throughout the Site. All of the internal roading network will be owned and maintained by Ryman.

The proposed accesses onto John Rymer Place and Kohimarama Road will have a 6 m formed access width.

A key feature of the internal roading network will be access to the covered portico in front of Building B01, which will be the primary focal point for visitors to the Proposed Village. The internal roading network will have a minimum width of 5.5 m, which will provide two-way vehicle access throughout the Site and will moderate vehicle speeds. These dimensions are in accordance with the recommended movement lane dimensions of a 'live and play' land use in a suburban area – primary access to housing context¹³. These dimensions have also been successfully used at other retirement villages owned and operated by Ryman around New Zealand (including seven within the Auckland Region).

Car parking within the Site will consist of a total of 192 car parks (including 9 accessible car parks and 5 electric vehicle carparks). Two of the car parks are designed for Ryman vans

¹³ New Zealand Standard 4404:2010 Land Development and Subdivision Infrastructure.

and will be located at-grade south-east of the main entrance to Building B01. The remainder of the car parking spaces will be provided under Building B01 and under the podium.

Access to the basement car parks (Levels 0 and 2) will be provided by a number of ramps – which will have a grade of between 1:5 and 1:8. Bicycle parks are proposed in the Level 0 basement area of Building B01 with sufficient space to accommodate 15 cycle spaces.

One loading bay is proposed at the eastern end of the internal access road in front of Building B01's internal loading and refuse areas located on Level 0.

Further detail on the layout of the proposed car parking within the Site and the circulation of vehicles within the Site is provided in the Transportation Assessment by Commute Transportation Consultants (**Appendix C** to this AEE), and in the drawings¹⁴ in Volume 3 of this AEE.

2.6.2 Pedestrian Movement

A pedestrian path will lead visitors and residents from John Rymer Place to the main entrance of Building B01 and to Building B07. An 'at grade' pedestrian path will be located between Building B07 and Building B01, while an all-weather tunnel is also proposed to connect the apartment buildings with Building B01.

The basement carparks will have dedicated pedestrian routes to ensure safe movement.

As illustrated on the Pedestrian and Vehicle Circulation Plan¹⁵ (refer to the drawings in **Volume 4**), footpaths and boardwalks will enable pedestrian movement across the Proposed Village. An accessible pedestrian skybridge will lead residents from Level 4 of Building B01 to Kohimarama Road.

The pedestrian paths will also provide a series of loop walks for the residents within the confines of the Proposed Village. In this regard, it is Ryman's experience that many of its residents do not go walking outside of the confine of the villages they reside in. Instead, they utilise the pedestrian paths within their village to provide a walking circuit that is familiar and safe.

A timber boardwalk is proposed in the south western part of the Proposed Village and along the edge of the intermittent watercourse on the eastern boundary of the Site. The boardwalk at the south western end of the Site will extend to the farthest corner to a viewing platform overlooking the greenery of the valley leading to the Orakei Basin.

¹⁴ 044-RCT-S01-A0-010, 044-ASM-S01-A0-020, 044-RCT-S01-A0-040, 044-RCT-B01-A1-010 and 044-RCT-B01-A1-030.

¹⁵ 044-ASM-S01-A-010.

All of the pedestrian paths within the Proposed Village will be owned and maintained by Ryman.

2.7 MAIN ENTRANCE AND FENCING

The main entrances off John Rymer Place and Kohimarama Road will include planting and signage in a solid brick wall.

The boundary fence treatment along Kohimarama Road will be a combination of solid brick columns and open, vertically spaced bars up to 1.6 m high. The new fence on the boundary with Selwyn College will be a vertically spaced 2 m high metal fence.

The design of the main entrances and boundary fencing is illustrated in the drawings¹⁶ in **Volume 3** of this AEE.

2.8 DIVERSION OF INTERMITTENT WATERCOURSE

The existing ephemeral, intermittent and artificial watercourse within the Site will be realigned to the east of Building B01 and adjacent to the boundary with those properties along Kohimarama Road.

The realigned watercourse will convey stormwater from the upstream catchment, as well as some of the stormwater from the Proposed Village. The length of open channel within the Site will increase from approximately 60 m to 165 m. The post restoration channel will also more than double the bed area within the Site from approximately 42.9 m² to 105.6 m².

Ryman has prepared a conceptual planting plan for the realigned section of the intermittent watercourse, which includes low stature native species along its edge and within the flood plain. Slope sections will be planted with a variety of small native trees and shrubs. The planting plan will be developed further at the detailed design phase.

2.9 SERVICING

The construction, operation and maintenance of the Proposed Village will involve the establishment of a range of utility services - including water supply, wastewater disposal, stormwater disposal, electricity supply, telecommunications services and reticulated gas supply. Further detail on the servicing of the Site is provided in the Civil Design Report by Beca (refer to **Appendix F** to this AEE) and in the sub-sections below.

Ryman are experienced operators of comprehensive care retirement villages and have collected their own information on occupancy rates, water demands and sewage discharges for this type of retirement village. Watercare and Auckland Council have accepted this

¹⁶ 044-RCT-S01-A3-010

approach in relation to other recent Ryman resource consent applications for comprehensive care retirement villages in the Auckland area.

The below sections summarise the concept proposals that have been prepared to date to inform this assessment of environmental effects, noting that final details of the various structures and devices will be confirmed during detailed design and engineering approvals stage through conditions of consent. To that extent, the final plans may vary somewhat from the concept plans, but will achieve the same effects management as discussed below.

2.9.1 Water Supply

There are no public water mains on the Site. However, Auckland Council GeoMaps information identifies the following water supply infrastructure within the vicinity of the Site:

- A 100 mm polyethylene line along the southern side of John Rymer Place;
- A 50 mm polyethylene line along the northern side of John Rymer Place with 20 mm stubs;
- A 100 mm cast iron line along the western side of Kohimarama Road; and
- A 225 mm cast iron and a 250mm diameter asbestos cement lines along the eastern side of Kohimarama Road.

The proposed internal water supply network concept (refer to the civil drawing¹⁷ included in **Volume 3** to this AEE) will connect to the existing 225 mm cast iron water line on Kohimarama Road. To provide the required water flows for firefighting purposes a DN 180 polyethylene diameter internal network will be required, with connections to individual buildings sized according to the sprinkler demands within the building.

A secondary connection into the existing 100 mm PE line on the southern side of John Rymer Place is also proposed.

Watercare have advised that while there is sufficient capacity in the existing water reticulation to service the Proposed Village, booster pumps will likely be required to service the upper levels of the buildings. These will be addressed at detailed design.

Ryman also proposes to collect irrigation water via rain water harvesting tanks (up to 100 m³ of runoff) for irrigation of the landscaping and via the abstraction of groundwater from a new bore located in the south east corner of the Site. The bore will be drilled to a depth of approximately 200 m below ground level and will abstract water from the Waitematā Aquifer.

¹⁷ 044-RCT_401_C0-031

Tonkin and Taylor estimate that the maximum annual volume of water required for irrigation of the Site will be approximately 12,090 m³ (for the first five years). The take will average 57 m³/day, with a maximum 28-day daily rate of 117 m³/day. This represents approximately 4.5% of the total available groundwater. Further information on the location of the bore and proposed groundwater abstraction concept is provided in the groundwater availability assessment by Tonkin and Taylor, which is attached as **Appendix G** to this AEE.

2.9.2 Wastewater

The following parameters have been established for the design of the sewage infrastructure (based on data from other retirement villages operated by Ryman):

- Domestic sewage flow – 160 litres / person / day;
- Average dry weather flow – 0.99 litre/second; and
- Peaking factor – 3.

Watercare have advised that the network located on the southern boundary of the Site is at capacity. Watercare therefore recommended that the sewer discharge from the Proposed Village be pumped into the adjacent local network preferably at either Southern Cross Road or 136 Allum Street (with a preference for the latter) as there are fewer concerns in the downstream network.

Given the above, and due to the terraced earthwork levels of the Site, a combination of a low-pressure sewer system serving individual buildings, and a gravity network will be required connecting to a wastewater pumping station pumping into the existing 150mm asbestos cement wastewater network on Allum Street.

The proposed internal network and connections concepts are illustrated in the Civil Drawings¹⁸ included in Volume 3 to this AEE.

2.9.3 Stormwater Management

Flows from Selwyn College and a 270 m length of Kohimarama Road are piped into the top of the intermittent watercourse in the Site. The central section of the open channel has effectively been blocked by filling for the construction of a playing field, creating a hollow in the area above the field. The flows from this hollow are conveyed in a 450 mm pipe to an existing stormwater manhole adjacent to the John Rymer Place. From the manhole a 600 mm pipe passes under the dwelling at 17 John Rymer Place and between 13B and 15 John Rymer Place to join the remainder of the catchment reticulation network.

It is estimated by Beca that surface runoff from 61% of the Site sheet flows to the intermittent watercourse and is piped to the stormwater network. Runoff from the remainder of the Site

¹⁸ 044-RCT_401_C0-031

discharges as sheet flow into the rear of the lots along the south eastern boundary at 17 to 47 John Rymer Place.

The existing stormwater information is shown on the Civil Drawings¹⁹ included in **Volume 3** of this AEE.

Ryman has initiated the adoption of a Stormwater Management Plan (“**SMP**”) under Healthy Waters’ Regionwide Stormwater Network Discharge Consent – Consent DIS60069613 (“**NDC**”), which runs parallel to the processing of the resource consent application for the Proposed Village. The Beca report attaches a draft of the proposed SMP.

The existing intermittent watercourse within the Site will be realigned to the east of Building B01 and adjacent to the boundary with those properties along Kohimarama Road. The realigned watercourse will convey stormwater from the upstream catchment, as well as the stormwater from the Proposed Village. The length of open channel within the Site will increase from approximately 60 m to 165 m. The post restoration channel will also more than double the bed area within the Site from approximately 42.9 m² to 105.6 m².

To limit the longitudinal grade on the stream, four waterfalls will be constructed in the intermittent watercourse. These will provide drops ranging between 2.3 and 3.1 m matching the floor level changes in Building B01.

Ryman has prepared a conceptual planting plan for the realigned section of the intermittent watercourse, which includes low stature native species along its edge and within the flood plain. Slope sections will be planted with a variety of small native trees and shrubs.

- The primary and secondary stormwater networks will be designed in accordance with the AUP, the Building Act and the conditions of the NDC. The key documents used to achieve this are:
- Auckland Councils Code of Practice for Land Development and Subdivision Chapter 4 – Stormwater (SWCoP);
- Guidelines for stormwater runoff modelling in the Auckland Region – TP108;
- Stormwater Management Devices in the Auckland Region – GD01; and
- Section E1 of the Building Code.

2.9.3.1 Flooding – 10% AEP Event

There is insufficient capacity within the downstream pipe network to cater for the additional stormwater runoff associated with the Proposed Village during the 10% AEP. Attenuation or reduction of peak flows entering the existing pipe network is therefore required. The

¹⁹ 044-RCT_401_C0-004

proposal also includes measures to prevent an increase in the overland flow from the site to adjacent properties in the same event.

It is proposed to proceed with an attenuation option, which reduces flows compared to the existing situation across the range of potential stormwater event sizes. This option includes a storage tank to be constructed under the floor of Building B01, which would be controlled so that when flows approach the capacity of the outlet, pipe water would spill over a weir into the tank controlling peak flows to the downstream network. The proposed reticulation network concept is shown on the Civil Drawings²⁰. A schematic drawing of the flow control structures is also shown on the Civil Drawings.²¹

2.9.3.2 Flooding – 1% AEP Event

Overland flow paths within the Proposed Village will provide for full 1% AEP flows with the relevant freeboard provisions. The section of overland flow path immediately downstream of the Site is through 17 John Rymer Place. Initial calculations indicate that there is an existing high risk of the house on this property being flooded in a 1% AEP event. To avoid increasing flooding risk to this dwelling, it is proposed to attenuate the 1% AEP event peak flows. The proposed attenuation concept has been sized to achieve this so that the proposed design result in a reduction in the flood risk to 17 John Rymer Place during the 1% AEP rainfall event. Further details are provided in the SMP included at the end of the Civil Design report provided in Appendix F of this AEE.

2.9.3.3 Stream Hydrology

The soils on the Site are heavy clays, and the slopes are relatively steep. Suitable infiltration rates are unlikely to be achieved for retention, and to preserve stability of these slopes stormwater disposal by infiltration will not be acceptable. However, it is proposed to provide rain water harvesting tanks to store 100 m³ of runoff for irrigation of the site landscaping.

The initial inspection of this section of the watercourse has been carried out by Freshwater Solutions and retention and detention are likely to have limited benefits to the watercourse hydrology. Two of the watercourses that enter the Site via two stormwater pipes near the northern boundary has been scoured into two short stream channels. The discharge points to the watercourse is relatively low lying with relatively low velocities, so there is limited potential for erosion. Therefore it is proposed not to provide hydrological mitigation as it is likely that there will be limited benefit. The proposed design has drops in stream channel along its length within the site given the steep topography. The drops in channel will be steeper, lined with appropriate substrate to prevent scour and erosion and will allow

²⁰ 044-RCT_401_C0-021 and 044-RCT_401_C0-022

²¹ 044-RCT_401_C3-081

passage for the fish species likely to be found in headwater reaches that have excellent climbing ability.

2.9.3.4 Water Quality

The Proposed Village will have a large roof area, and relatively small road area. A separate reticulation network is proposed for runoff from road areas, with runoff from 10 mm/hr rainfall being directed to a proprietary filtration device. In order to control the flow entering the filter vaults, a weir will be placed in the manhole immediately upstream of the vault which will divert flows exceeding the water quality flow to the main reticulation network, thus ensuring that the unit operates efficiently. Filter devices are capable of providing pollutant removal which is in line with removal efficiencies outlined in Auckland Council GD01 to achieve the required removal on a long term annual average basis, and together with catchpits have capability to remove gross pollutants and hydrocarbons.

Operation and maintenance of the stormwater filtration treatment device will be undertaken as part of an ongoing contract with the device supplier. Runoff from building roof and podium areas will either be discharged directly to the watercourse or to a separate reticulation network bypassing the storm filter. The use of rain gardens for treatment was considered, but discounted due to the steep gradients of the proposed access road and lack of space for a raingarden at the Site's low point.

The proposed stormwater management infrastructure concept drawings for the Proposed Village is shown in the Civil Drawings²² included in **Volume 3** to this AEE.

2.9.4 Electricity and Gas Supply

Vector plans show that there are existing 11 kV network on Kohimarama Road in close proximity to the Site. There are also existing Vector sub transmission, high voltage and low voltage power cables along John Rymer Place, within the northern berm of the road. There is a low voltage cable connection that runs in to the Site at 7 John Rymer Place.

The Site will be connected to the existing (11 kV) network nearby with 400 V supplies proposed to individual buildings. In addition, it is expected that emergency generators will be provided for some buildings.

A concept electrical layout for the Proposed Village is provided (shown on the Beca civil drawing²³ included in **Volume 3, Appendix B** to this AEE). In addition, emergency generators will be provided in the basement of some of the buildings for use during electricity outages so that critical equipment can continue to operate.

²² 044-RCT_401_CO-021 and 044-RCT_401_CO-022

²³ 040-RCT_401_CO-041

Natural gas will be supplied to Building B01 via a natural gas supply line from the existing gas mains along Kohimarama Road and John Rymer Place. This will be used for the commercial kitchen, space heating and domestic hot water to a nominal allowance of 2,950 MJ/hour.

A concept gas layout for the Proposed Village is shown in the Civil Drawings (shown on the Beca Drawing¹⁷ included in **Volume 3, Appendix B** to this AEE).

It is expected that these existing services will be able to cater for the Proposed Village.

2.9.5 Telecommunications

There is existing telecommunications communications infrastructure along Kohimarama Road and John Rymer Place. It is expected that these existing services will be able to cater for the Proposed Village.

2.10 CONSTRUCTION ACTIVITIES

The construction methodology for the Proposed Village has not been finalised as it will depend on a range of factors, including any resource consent conditions. The construction period for the Proposed Village is expected to be approximately 36 - 42 months and is likely to be undertaken in four stages although this approach may change as the construction methodology is developed and finalised. The timing of the staging of the construction works is subject to final confirmation by Ryman once the detailed design of the Proposed Village is completed. It is also likely that Stage 2 will overlap with Stages 3 and 4 as the earthworks will be undertaken over three earthworks seasons (meaning that Stages 3 and 4 will start on a portion of the Site, while the remaining earthworks are still being completed on the remainder of the Site).

Works will typically occur from 7:00 am to 6:00 pm on Monday to Saturday, with no works on Sundays or Public Holidays. However, works which generate noise levels within the construction noise standards may occur outside of these hours (e.g. pre-start meetings, painting, plastering and other works that does not involve the exceedance of the relevant construction noise standards applying in these shoulder periods). The Site is located near two schools, with school activities such as the movement patterns of children and parents. It is recommended that trucks are minimised between 8:15-9:15am and 2:30-3:30pm, except during concrete pours.

The construction of the Proposed Village requires the excavation of approximately 52,874 m³ of cut and approximately 5,750 m³ of fill over the entire Site with the exception of the north western vegetated area. There will be excess cut over fill of approximately 47,124 m³. These earthworks are necessary in order to construct the foundations and basements of each building, establish the internal roading network and install infrastructural services.

Construction methods will seek to re-use as much of the cut material as possible, however it is expected that much of the fill required to backfill against structures or from roads will need to be imported hardfill to suit the construction sequencing and programme. There will be some opportunities to reuse excavated material in the landscaped and open areas. Indicative cut and fill depths across the Site are illustrated in the Beca Civil Drawings²⁴ in **Volume 4** to this AEE.

Table 8 below shows the proposed stages, estimated duration and estimated truck movements per day.

Table 8: Proposed Construction Programme

Stage	Activity	Typical Hours of Operation	Approximate Duration (weeks)	Estimated no. of Truck Movements per Hour
1	Initial site works	7:00am – 6:00pm	4 weeks	2
2	Earthworks / removal of existing buildings	7:00am – 6:00pm	3 seasons each of 30 weeks	6-8
3	Construction and Fitting out	7:00am – 6:00pm	Staged over 156 weeks	18-34
4	Vehicle Crossings	7:00am – 6:00pm	6 weeks	12-26

A Construction Management Plan (“**CMP**”) will be prepared for each stage of the construction activities on site and will be required by way of a condition of consent. The CMP will establish appropriate protocols for the management of dust, noise, traffic, hours of construction, and sediment and erosion controls during construction according to standard industry best practices. All construction activities will be undertaken in accordance with the relevant New Zealand standards. The appropriate protocols in terms of site safety and access will also be adhered to and governed by the CMP.

Due to the infill nature of the Site and its proximity to schools, a Draft Construction Management Plan (“**CTMP**”) has been included as an appendix to Transportation Assessment Report prepared by Commute Transportation (refer **Appendix C** to this AEE). It covers preliminary information on construction phases and hours of operation including any specific non-working hours, truck route diagrams both internal and external, temporary

²⁴ 044-RCT_401_C0-051

traffic management signage/details for both pedestrians and vehicles, site access/egress over the entire construction period and fencing to protect pedestrians.

Earthworks and stormwater on the Site during construction will be staged and managed on the Site in accordance with an Erosion and Sediment Control Plan (“**ESCP**”), which is proposed to be prepared and managed as each stage of construction progresses. All the sediment and erosion controls for earthworks at the Site will be designed in accordance with the relevant sections of Auckland Council’s Guidance for Erosion and Sediment Control (“**GD05**”). The contractor will be responsible for ensuring those requirements are satisfied and maintained onsite for the duration of the works. The Beca Civil Drawings²⁵ (refer **Volume 4, Appendix B** to this AEE) include a conceptual Erosion and Sediment Control Plan for the Site, which will be developed through the detailed design phase. It is possible that the construction works, including the erosion and sediment control works, will be carried out in a number of stages.

To ensure appropriate management of noise and vibration effects throughout the construction works, construction noise and vibration will be managed by a Construction Noise and Vibration Management Plan (“**CNVMP**”). A concept CNVMP is included as part of **Appendix M**. The concept CNVMP sets out the “best practicable options”²⁶ to avoid, remedy, or mitigate potential noise and vibration effects, as well as communication / consultation and complaints procedures.

The construction of the Proposed Village will involve the establishment of a number of large retaining walls shown in the Beca Architectural and Civil Drawings²⁷ (refer **Volume 4, Appendix A and B** to this AEE). These retaining walls will vary in height, with the maximum height being 6.1 m (retaining cut on the common boundary with Selwyn College). Generally, these walls will not protrude above the existing ground level as they are mostly retaining cut to achieve level building platforms.

²⁵ 044-RCT_401_C0-061

²⁶ Section 2, Resource Management Act, 1991

²⁷ 044-ASM-S01-A0-020 and 044-RCT_401_C0-071

3. ENVIRONMENTAL SETTING

3.1 GENERAL WIDER SETTING

The total area of the Site is approximately 3.12 ha and is located in the established suburb of Kohimarama, which is an approximate 9 km drive from the central business district of Auckland. Kohimarama is well serviced by public transport, with a number of bus stops along Kohimarama Road.

To the north west of the Site is Selwyn College and the multi-purpose venue, Barfoot & Thompson Stadium. To the south and east of the Site predominantly comprise of two-storey dwellings. A small portion of the north eastern site boundary adjoins Kohimarama Road. St Thomas's School is located on the opposite side of Kohimarama Road. The Site also includes a small parcel of land adjoining John Rymer Place. The southern and eastern boundaries are bounded by residential developments. A number of low retained height timber walls are constructed on neighbouring properties that are close to the Site boundaries.

At the south eastern corner of the John Rymer Place and Allum Street signalised intersection is a small collection of local convenience shops including a diary, pizza and Japanese restaurants/take away and a homemade gourmet food store. Approximately 1.1 km west of the Site, along Kepa Road is a New World Supermarket. Kohimarama, Mission Bay and St Heliers beaches are approximately 2 km north of the Site. A detailed wider setting description has been provided in the Urban Design Report by Clinton Bird (**Appendix E** to this AEE).

In ecological terms, the wider setting consists of the Pourewa Creek, in the valley to the south and southwest of the Site, Pourewa Creek, is permanent stream with moderate ecological values. It drains SEAs and the coastal forest of Kepa Reserve before discharging to Hobson Bay. The watercourse located to the south of the Site immediately adjacent to 64 John Rymer Place is fed by stormwater from John Rymer Place and the wider hydrology catchment. This watercourse joins the Pourewa Creek some 80 m downstream towards the west.

3.2 PHYSICAL SETTING

3.2.1 Location and General Site Characteristics

The Site is of irregular shape and slopes from north-west (Selwyn College boundary) to south east, with an elevation difference of up to 13 metres. The Site consists of random clusters of vegetative cover interspersed with open pasture areas. The western and eastern margins are heavily vegetated, with an isolated stand of vegetation in the centre of the Site. The majority of the vegetation on the Site consists of exotic species, many of which are formally

classified as pest plant species. Several clusters and pockets of native species are present. However, they are generally suppressed and in poor condition.

Because of the Site's steep southward slope, many of the houses on the adjoining properties are built very close to their northern boundaries. As a result, many of their sites have been excavated to achieve near-level building platforms and/or outdoor living areas, hence many of the houses adjoining the Site's southern boundary are well below the level of the Site.

The Site is shown in **Figure 6** below.

The Site is situated within the Residential – Mixed Housing Urban Zone under the AUP.

While the sole existing vehicle access to the Site is provided at 7 John Rymer Place, the Site also adjoins Kohimarama Road, which is identified as an Arterial Road under the AUP.



Figure 6: The Site

The Stream Ecological Assessment by Freshwater Solutions (**Appendix K** to this AEE) identifies that the Site contains the headwaters of an unnamed, highly modified, first order tributary of the Pourewa Creek. The water catchment has been highly modified through residential land use with little open channel remaining. The watercourses within the Site are mainly ephemeral, intermittent or artificial in nature as shown on **Figure 7** below. Watercourse A, located adjacent to the eastern boundary, enters the Site via two stormwater pipes in an area of dense vegetation near the northern boundary. Stormwater from these pipes has scoured two short watercourse channels that converge and drain downstream into disconnected dry and wet section holding pooled surface water. The section of Watercourse B below the pipe is considered an artificial channel. Watercourse C is a

modified overland flow path that drains into a densely vegetated short gully with moderate gradient and is classified as intermittent.

Whilst Council's GIS maps show that a stream is located in the western part of the Site, it has been confirmed at pre-application stage that this stream does not exist.

The Site does not contain any recorded archaeological or other historic heritage sites.



Figure 7: Watercourses on Site

3.2.2 Roading and Traffic

3.2.2.1 Location in the Roading Network

Kohimarama Road is classified as an Arterial Road in the AUP and has a speed limit of 50 km/hr in the vicinity of the Site. At the proposed access point, Kohimarama Road provides a single lane in each direction with no stopping restrictions on both sides of the road extending both north and south. A flush median of 2.3m width is provided. A footpath is located on both sides of the Road with a width of between 2 m and 2.5 m.

John Rymer Place does not have a classification under the AUP. Due to it being a cul-de-sac it is considered to be a local road. John Rymer Place has a speed limit of 50 km/hr. The carriageway width varies, however in the vicinity of the Site it provides 9.5m width allowing

for two-way traffic movements and on street parking on both sides of the road. Footpaths of around 1.8m width are provided on both sides of John Rymer Place.

The proposed Kohimarama Road access is located 30m south east of an access to Selwyn College. At Selwyn College, the school peak periods (8:15-9:15am and 2:30-3:30pm) create in an increase in the number of pedestrians walking past the Site on Kohimarama Road, in the number of students catching buses from the bus stops located on Kohimarama Road and in the pickup and drop off vehicle movements. St Thomas's School has an access point on Allum Street 50m north of the Kohimarama Road/Allum Street/John Rymer intersection. During school peak periods (8:15-9:15am and 2:30-3:30pm), traffic and pedestrian volumes around the school increase.

More detail on the Site's transport environment has been described in the Transportation Assessment Report by Commute (**Appendix C** to this AEE).

3.2.2.2 Existing Vehicle Crossings

The Site does not have any existing vehicle crossings.

3.2.2.3 Existing Traffic Volumes

Traffic count data has been extracted from Auckland Transport for Kohimarama Road. Average daily trips are:

- Kohimarama Road between St Heliers Bay Road and Whytehead Crescent 25,188 (13.08.2018); and
- Kohimarama Road between St Heliers Bay Road and Hopkins Crescent – 4,213 (13.08.2018).

Peak period traffic surveys were undertaken by Commute Transportation Consultants to measure traffic volumes at the intersection of Kohimarama Road, Allum Street and John Rymer Place. The survey was taken during the morning (7 – 9 am) and evening (3 – 6 pm) commuter peak periods on 25 July 2019. These peak hour vehicle movements are detailed in Section 3.3 of the Commute Transportation Assessment (attached as **Appendix C**).

3.2.2.4 Road Safety

A search of New Zealand Transport Agency's Crash Analysis System has been carried out to identify all reported crashes in the vicinity of the Site during the five-year period 2014 – 2018 (inclusive of any available 2019 data). The search area included the length of Kohimarama Road between Kepa Road and Whytehead Crescent and John Rymer Place (entire length) and Allum Street. The following road crashes have been identified:

- The signalised intersection between Kohimarama Road and John Rymer Place has eight crashes recorded over this time. Of these, one crash, involving a head on crash with alcohol suspected, resulted in a serious injury. Two crashes resulted in minor

injuries resulting from failing to give way. The remaining non-injury crashes were a result of right turning movements, lane changing and loss of control;

- On Kohimarama Road, six midblock crashes have been recorded over this time. Two of these crashes resulted in minor injuries as a result of loss of control. The remaining non-injury crashes have been as a result of lane changing or rear end movements;
- At the intersection of Kohimarama Road and Southern Cross Road, four crashes have been recorded over this time. Two crashes resulted in minor injury as a result of rear end crashes. The remaining non-injury crashes involved lane changing and a head on crash;
- Six crashes have been recorded in the midblock of Kohimarama Road fronting Selwyn College, none of which resulted in injury. The crashes occurred as a result of rear end type crashes, lane changing and one head on crash. The safety record shows no obvious issue associated with turning movements into and out of the school access points;
- The intersection between Kepa Road and Kohimarama Road has 12 crashes recorded over this time. Four of these resulted in minor injury. The reasons for the crashes varied from failing to stop at traffic signals to loss of control from turning; and
- No crashes were recorded on John Rymer Place over this period.

No significant existing safety problems regarding the intersection of John Rymer Place and Kohimarama Road, direct property access to Kohimarama Road, or the Selwyn College/Stadium access points have been identified.

3.2.2.5 Public Transport

Kohimarama Road accommodates a number of bus services which provide connection to Glen Innes, Orakei, Sylvia Park, Mt Wellington, Ellerslie, Mission Bay, St Heliers, Glendowie, Eastridge and the City Centre. A pair of bus stops are located on Kohimarama Road to the north of the John Rymer Place signalised intersection. These stops are located approximately 1 km on foot away from the Site's John Rymer Place entrance.

In addition to the Auckland Transport metro bus services, a number of school buses utilise Kohimarama Road, providing connection to nearby schools.

3.3 CONTAMINATED LAND

An assessment of the potential for contaminated material to exist in-situ within the Site has been undertaken by Tonkin and Taylor, a copy of which is attached as **Appendix J** to this AEE. This assessment identifies the following historical activities at the Site that have the potential to have caused ground contamination:

- Imported filling appears to have occurred predominantly on the 223 Kohimarama Road property. There is a moderate to high potential for contamination above background levels within this fill material;
- Spray use for vegetation control between 1968 and 2015 may result in low concentrations of contaminants in shallow soil across the Site, associated with the historic use of sprays containing persistent organochlorine compounds;
- Machinery maintenance at Selwyn College may have resulted in low concentrations of lead and hydrocarbons in shallow soils in an isolated area of the western boundary. Significant contamination is unlikely as there have been no recorded pollution incidents; and
- There is a low potential for low levels of contamination in an isolated area along the northern boundary where fly tipping has occurred. This is unlikely to extend below topsoil if tipping has been confined to the surface.

The results of investigations within the Site identified the following:

- Three samples contained asbestos, however none of these exceeded the guideline value for high-density residential land-use;
- None of the soil samples contained metal concentrations exceeding health-based criteria for high-density residential use;
- A number of surface samples (topsoil and reworked ECBF) contained metal concentrations exceeding background concentrations; and
- A number of samples at surface and depth contained PAH compounds marginally above the laboratory limit of reporting and therefore exceeded cleanfill criteria (all fill types).

None of the samples collected exceed the AUP permitted activity environmental discharge criteria. However, contaminants have been detected above background levels with regards to the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (“NES”).

Overall, the testing by Tonkin and Taylor indicates that ground contamination is not expected to provide any significant constraints on the Proposed Village, provided proper precautions for the protection of human health are incorporated into the construction of the Proposed Village (e.g. addressing the identified contaminant hotspots).

3.4 GEOTECHNICAL CONDITIONS

The geotechnical investigation by Tonkin and Taylor (**Appendix H** to this AEE) identifies that the subsurface conditions of the Site are predominantly East Coast Bays Formation (ECBF) rock and weathered rock (soil). Rockhead ranges from 10 m to 19 m below ground level, where the rock is the deepest beneath the existing playing field. Above rockhead is

weathered ECBF material, as the material transitions from rock to soil as it approaches the ground surface. Sidelong filling is identified at the northern boundary of the Site. The flat area in the middle of the Site comprises an infilled gully that is formed of fill up to 9.4 m thick.

There are geomorphological (topographical) features within the Site, which appear to have formed along bedding within the ECBF and indicate shallow bedding dipping towards the south-west and oblique to the slope which dips to the south east. Tonkin and Taylor concluded that these features are drainage channels, rather than the result of deep slope instability.

On the lower part of the Site, measured groundwater levels typically range from 1.5 to 10.0 Metres Below Ground Level (“mbgl”) and are generally within 4 m of the ground surface. On the slope along the northern boundary close to the ridgeline, piezometers indicate groundwater levels ranging from 4.0 to 9.9 mbgl. The groundwater regime appears to be generally hydrostatic at the Site (rather than a series of perched water tables). Groundwater is expected to discharge to Pourewa Creek, located to the southwest of the Site. Pourewa Creek and deeper groundwater below the level of the creek is expected to discharge to Orakei Basin and the Waitemata Harbour further to the west of the Site.

4. RESOURCE CONSENT REQUIREMENTS

4.1 INTRODUCTION

The construction, operation and maintenance of the Proposed Village on the Site is subject to rules in the AUP and the NES.

An analysis of the relevant rules from the AUP and the NES is provided in the sections below.

4.2 AUCKLAND UNITARY PLAN – OPERATIVE IN PART

4.2.1 Integrated Residential Development

The Proposed Village meets the definition of an integrated residential development in the AUP, which is defined as follows:

Integrated residential development

A residential development on sites greater than 2,000m² which includes supporting communal facilities such as recreation and leisure facilities, supported residential care, welfare and medical facilities (inclusive of hospital care), and other non-residential activities accessory to the primary residential use. For the avoidance of doubt this would include a retirement village.

4.2.2 Chapter H5 – Residential – Mixed Housing Urban Zone

The construction, operation and maintenance of an integrated residential development in the Residential – Mixed Housing Urban Zone is a **restricted discretionary activity** in accordance with Rules H5.4(A8) and (A34) and is subject to a number of specific standards. Of those standards, the Proposed Village will not meet the following:

- Standard H5.6.4 - Building height;
- Standard H5.6.5 - Height in relation to boundary; and
- Standard H5.6.8. - Yards.

Table 9 below details the extent to which the various buildings comprising the Proposed Village will extend beyond the relevant height and height in relation to boundary standards for the Residential – Mixed Housing Urban Zone.

Table 9: Extent of Maximum Building and Height in Relation to Boundary Infringements

	Building height – 11 m	Height in relation to boundary
Building B01	10.4 m	-

	Building height – 11 m	Height in relation to boundary
Building B02	10.2 m	2.2 m by 2.5 m
Building B03	6.1 m	-
Building B04	10.0 m	2.2 m by 2.1 m
Building B05	6.6 m	-
Building B06	10.4 m	-
Building B07	-	-

With respect to Standard H5.6.8 (Yards), the pedestrian sky bridge attached to Building B01 will be located within 2.5 m of Kohimarama Road and Building B01 will also be located within 10 m of the (diverted) intermittent watercourse on the Site.

Retaining walls are defined as buildings when they are over 1.5 m in height or located within 1.5 m of the boundary of a road or public place. As illustrated in the architectural and civil drawings²⁸ (included in **Volume 4** to this AEE), some of the retaining walls on the Site will constitute buildings as defined in the AUP. Given the location of some of these retaining walls along the boundaries of the Site, they will not achieve the yard standards required under Rule H5.4.1 (A31).

In accordance with Rule C1.9(2), any activity that is a restricted discretionary activity but does not comply with one or more of the standards applying to that activity is a **restricted discretionary activity**, with the matters of discretion restricted under Rule C1.9(3) to:

- Any objective or policy which is relevant to the standard;
- The purpose (if stated) of the standard and whether that purpose will still be achieved if consent is granted;
- Any specific matter identified in the relevant rule or any relevant matter of discretion or assessment criterion associated with that rule;
- Any special or unusual characteristic of the Site which is relevant to the standard;

²⁸ 044-ASM-S01-A0-020 and 044-RCT_401_CO-071

- The effects of the infringement of the standard; and
- Where more than one standard will be infringed, the effects of all infringements considered together.

The relevant assessment matters are considered further in Sections 5 and 7 of this AEE.

4.2.3 Chapter E3 – Lake, Rivers, Streams and Wetlands

The construction of the Proposed Village requires the diversion of the intermittent watercourse on the Site (including associated disturbance activities and the discharge of sediment). As such, resource consent is required for a **discretionary activity** in accordance with Rule E3.4(A19).

The pedestrian sky bridge from Building B01 to Kohimarama Road will also traverse over the (diverted) intermittent watercourse. The design and construction of the sky bridge will comply with the standards in Rule E3.6.1.14 (i.e. it will not involve the placement of structures in the bed of the watercourse or prevent the passage of fish) and is, therefore, a **permitted activity** in accordance with Rule E3.4(A29).

4.2.4 Chapter E7- Take and Diversion of Water

The take and use of 12,090 m³ of groundwater per annum for amenity irrigation purposes will not meet the daily or annual permitted activity volumes for the abstraction of groundwater in the AUP. As such, resource consent is required for a **discretionary activity** in accordance with Rule E7.4(A26).

The construction of a bore for the abstraction of groundwater is considered to be “*a purpose not otherwise specified for*” in the AUP. As such, resource consent is required for a **controlled activity** in accordance with Rule E7.4(A41). The bore will meet the controlled activity standards for the following reasons:

- The bore will not be located in a Wetland Management Area Overlay or Historic Heritage Overlay;
- The bore will be constructed to avoid contaminants entering the aquifer penetrated by the bore;
- The bore will be constructed to avoid a hydraulic connection between penetrated aquifers with different pressures, water quality or temperature;
- The bore will be constructed in accordance with New Zealand Standards - NZS 4411:2001 Environmental Standard for Drilling of Soil and Rock; and
- The bore will be operated and maintained to avoid the leakage of groundwater to waste.

Pump testing of the bore is a **permitted activity** in accordance with Rule E7.4(A16) and will be undertaken in a manner that comply with the relevant standards in Rule E7.6.1.5.

4.2.5 Chapter E8 – Stormwater – Diversion and Discharge

The establishment of the Proposed Village will result in an impervious area on the Site of approximately 16,573 m² and will require:

- The discharge of stormwater to the (diverted) intermittent watercourse;
- The discharge of stormwater to land by way of overland flow paths; and
- The discharge of stormwater to an existing stormwater network (being the stormwater network that conveys stormwater under John Rymer Place and discharges to a tributary of the Pourewa Creek).

The diversion and discharge of stormwater runoff via the intermittent watercourse and overland flow paths is a **discretionary activity** in accordance with Rule E8.4(A10).

With respect to the diversion of stormwater from the Site to the existing stormwater network, this is a **permitted activity** in accordance with Rule E8.4(A1). In this regard, the existing stormwater network in this catchment is authorised by way of the Network Discharge Consent held by Heathy Waters (Auckland Council) – which inter alia applies to extension of the existing stormwater network to service new developments. The discharges from the Proposed Village can come under the NDC provided it meets the NDC performance requirements in the NDC Schedule 4 instead of getting a private discharge consent.

4.2.6 Chapter E9 – Stormwater Quality

The establishment of the Proposed Village is not considered to trigger any of the rules in Chapter E9 of the AUP. In this regard, Table E9.4.1 only applies to 'high contaminant generating car parks' or 'high use roads'. The car parking and internal road network within the Site do not meet either of these definitions.

4.2.7 Chapter E11 – Land Disturbance – Regional

As detailed in Section 2 of this AEE, the construction of the Proposed Village requires earthworks over an area of approximately 25,377 m² and approximately 52,874 m³ of cut and 5,750 m³ of fill.

Being 50 m landward of the edge of the existing watercourse, part of Site is within the Sediment Control Protection Area. Given the intermittent watercourse on the site, and the fact that parts of the Site have a slope that exceeds 10 degrees, resource consent is required for land disturbance activities as a **restricted discretionary activity** in accordance with Rules E11.4(A8) and (A9).

The relevant matters of discretion include:

- Compliance with the standards;
- The design and suitability of erosion and sediment control measures to be implemented;
- Adverse effects of land disturbance and sediment discharge on water bodies, particularly sensitive receiving environments;
- Effects on cultural and spiritual values of Mana Whenua;
- The proportion of the catchment which is exposed;
- Staging of works and progressive stabilisation;
- Timing and duration of works;
- Term of consent; and
- The treatment of stockpiled materials on the Site including requirements to remove material if it is not to be reused on the Site; and
- Information and monitoring requirements.

The diversion, damming and discharge of stormwater generated by the earthworks on the Site is a **permitted activity** in accordance with Rule E11.4(A14), as this rule authorises such discharges where the earthworks are allowed by a regional land use consent.

4.2.8 Chapter E12 – Land Disturbance – District

As set out above, the construction of the Proposed Village requires earthworks over most of the Site. As such, resource consent is required for a **restricted discretionary activity** in accordance with Rules E12.4(A6), E12.4(A10) and C1.9(2).²⁹

The relevant matters of discretion include:

- Compliance with the standards;
- Effects of noise, vibration, odour, dust, lighting and traffic on the surrounding environment;
- Effects on the stability and safety of surrounding land, buildings and structures;
- Effects on overland flow paths and flooding;
- Accidental discovery protocols;
- The treatment of stockpiled materials on the Site;

²⁹ General Standard E12.6.2 (1) will not be complied with as land disturbance within riparian yards will exceed 5 m² / 5 m³ for general earthworks, and 10 m² / 5 m³ for the installation of new network utilities.

- Staging of works and progressive stabilisation;
- Timing and duration of works;
- Term of consent; and
- Positive effects enabled through the land disturbance.

4.2.9 Chapter E14 – Air Quality

The earthworks required to establish the Proposed Village have the potential to give rise to the emission of dust. However, earthworks on the Site will be effectively managed in accordance with the CMP to ensure dust is not discharged beyond the boundary of the Site and causes a nuisance to neighbours – therefore ensuring compliance with the general permitted activity standards. As such, the generation of dust is provided for as a **permitted activity** in accordance with Rule E14.4(A1).

Air discharges from the emergency generators that will be established in the Proposed Village (for use during electricity unavailability) are a **permitted activity** in accordance with Rule E14.4.1(A48).

4.2.10 Chapter E15 – Vegetation Management and Biodiversity

All of the existing vegetation on the Site within 10 m of the existing alignment of the intermittent watercourse will be removed. As such, resource consent is required for a **restricted discretionary activity** in accordance with Rules E15.4.1 (A19).

The relevant matters of discretion include ecological values, hazard mitigation, sediment, water quality and hydrology, amenity values, necessity to enable reasonable use of a site and need for / purpose of the proposed building, methods and location, mitigation measures and Mana Whenua values.

All other vegetation removal on the Site is provided for as a **permitted activity** in accordance with Rule E15.4(A22A).

4.2.11 Chapter E22 – Signage

The proposed signage on John Rymer Place and Kohimarama Road is associated with a comprehensive development and, consequently, is a **restricted discretionary activity** under Rule E23.4(A53). The relevant matters of discretion include visual amenity, scale and location, lighting and traffic safety, duration of consent and cumulative effects.

4.2.12 Chapter E24 – Lighting

Lighting associated with the operation of the Proposed Village will not exceed the relevant lighting standards in Rule E24.6 of the AUP. As such, it is a **permitted activity** in accordance with Rule E24.4(A1).

4.2.13 Chapter E25 – Noise and Vibration

Noise associated with the construction of the Proposed Village has been predicted by Marshall Day Acoustics to generally comply with the relevant noise standards specified in *NZS 6803: 1999 Acoustics - Construction Noise* (Rule E25.6.1 of the AUP). However, there may be transient exceedances of the standards at times due to the proximity of works to receivers and the type of construction equipment utilised.

Vibration from construction has also been predicted by Marshall Day Acoustics to generally comply with the vibration standards established in Rule E25.6.30 of the AUP). However, as with the construction noise limits, there may be transient exceedances of the standards at times due to the proximity of works to receivers and the type of construction equipment utilised.

In light of the above, resource consent is required for a **restricted discretionary activity** in accordance with Rule E25.4(A2).

The relevant matters of discretion include:

- The effects on adjacent land uses particularly activities sensitive to noise; and
- Measures to avoid, remedy or mitigate the adverse effects of noise.

Any operational noise from the Proposed Village, will be a **permitted activity** in accordance with Rule E25.4(A1).

4.2.14 Chapter E26 – Infrastructure

The provision of pump stations and water, wastewater, stormwater, electricity, gas and telecommunications infrastructure on the Site is provided for as a **permitted activity** in accordance with Rules E26.2.3(A15), (A40), (A49), (A51), (A52) and (A58).

The earthworks associated with the construction of the infrastructure on the Site will be undertaken concurrently with the earthworks required to establish the Proposed Village. As such, it is conservatively assumed that the infrastructure earthworks require resource consent as a **restricted discretionary activity** in accordance with Rules E26.5.3(A106) and (A107). The relevant matters of discretion include:

- Compliance with the standards;
- The design and suitability of erosion and sediment control measures to be implemented;
- Adverse effects on water bodies;
- Effects on cultural and spiritual values of Mana Whenua;
- The proportion of the catchment which is exposed and staging of works;
- Timing and duration of works;
- Term of consent; and

- The treatment of stockpiled materials on the site.

The emergency generators to be used for the purpose of generating electricity for premises during mains power unavailability are a **discretionary activity** in accordance with Rule E26.2.3(A16).

4.2.15 Chapter E27 – Transport

Parking, loading and access on the Site will not comply with all of the relevant standards in Chapter E27. As such, resource consent is required for a **restricted discretionary activity** in accordance with Rules E27.4(A5). The standards not met are as follows:

- T140 – the proposal will include a new vehicle crossing constructed across part of the Site boundary which has a frontage to an arterial road (Kohimarama Road);

The key matters of discretion relate to:

- The adequacy for the Site and the proposal;
- The design of parking, loading and access;
- Effects on pedestrian and streetscape amenity; and
- Effects on the transport network.

As the Proposed Village will provide less than 500 units, it will not exceed the threshold for new integrated residential developments set out in Rule 27.6, Table E27.6.1.1 of the AUP. Accordingly, resource consent is not required for trip generation, and an integrated transport assessment addressing the effects of the Proposed Village on the wider transport network is not necessary.

4.2.16 Chapter E30 – Contaminated Land

The concentrations of contaminants in the soil of the Site are below the permitted activity standards for contaminant discharges in the AUP, as confirmed in the Ground Contamination Investigation undertaken by Tonkin & Taylor (**Appendix I** to this AEE). As such the proposal is a permitted activity under Rule 30.4(A4).

4.2.17 Chapter E36 – Natural Hazards and Flooding

The Proposed Village includes buildings and structures located within, or over, existing overland flow paths (as identified in Auckland Council’s GIS) as well as diverting an overland flow path. As such, resource consent is required for a **restricted discretionary activity** in accordance with Rules E36.4(A41) and (A42).

The relevant matters of discretion include:

- The effects of flooding on the activity proposed;
- The effects on the location of habitable rooms;

- The design of the building and how it provides for safe access and the potential effects of flood hazards on chosen access routes; and
- The effects on people during a flood event and the ability to avoid, remedy or mitigate these.

4.2.18 Chapter E40 – Temporary Activities

The estimated construction period for the Proposed Village is between 36 and 42 months. As such, the temporary activities and accessory structures and buildings (i.e. portacombs) require resource consent for a **restricted discretionary activity** in accordance with Rule E40.4(A24).

The noise mitigation measures proposed during the various construction phases of the Proposed Village may include the establishment of noise barriers up to 3 m in height on different Site boundaries at different times. These noise barriers are accessory to the construction activity. The AUP definition for ‘buildings’ includes structures like temporary fences or walls over 2.5m in height. However, Note 1 in Rule E40.4 confirms that the standards of the relevant zone (Residential – Mixed Housing Urban in this case) in which the temporary activity is undertaken (e.g. building height and yards) do not apply to the buildings and structures that are accessory to a temporary activity. As such, the noise barriers are included in the **restricted discretionary activity** resource consent required for the construction period in accordance with Rule E40.4(A24).

The relevant matters of discretion include:

- The effects from the noise, lighting, hours and duration of an activity;
- The effects of the activity on traffic generation, parking, pedestrian safety and access; and
- The effects of any disturbance to land or vegetation associated with an activity.

4.3 NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH

The NES came into effect on 1 January 2012. The NES deals with territorial authority functions under section 31 of the RMA with respect to the management of potentially contaminated land. The NES applies to the disturbance of soil and the changing of land uses on land that is potentially contaminated. Land that is covered by the NES includes:

- (7) *The piece of land is a piece of land that is described by 1 of the following:*
- (a) *an activity or industry described in the HAIL is being undertaken on it;*
 - (b) *an activity or industry described in the HAIL has been undertaken on it;*
 - (c) *it is more likely than not that an activity or industry described in the HAIL is being or has been undertaken on it.*

The Hazardous Activities and Industries List (“**HAIL**”) is a compilation of activities and industries that are considered likely to cause land contamination. The HAIL has grouped similar industries together which typically use or store hazardous substances that could cause contamination if these substances escaped from safe storage, were disposed of on the Site, or were lost to the environment through their use. The HAIL is intended to identify most situations in New Zealand where hazardous substances could cause, and in many cases have caused, land contamination.

In accordance with Regulation 5(6) of the NES, as the detected contaminant concentrations are below or equal to applicable soil guideline values, the NES does not apply to the change of land use at the Site.

As earthworks volumes will exceed the permitted activity thresholds in Regulation 8(3) of the NES, resource consent is required for a **controlled activity** – on the basis that the Ground Contamination Assessment (**Appendix I** to this AEE) satisfies the standards set out in Regulation 9(1).

4.4 SUMMARY

Ryman seeks all necessary resource consents from Auckland Council to authorise the construction, operation and maintenance of the Proposed Village on the Site. Overall, it is considered that the following resource consents are required:

- A land use consent for a **restricted discretionary activity** for the construction, operation and maintenance of the Proposed Village, including:
 - Buildings that do not comply with the relevant yard, height and height in relation to boundary standards in the AUP;
 - Earthworks (district and infrastructure requirements);
 - Construction noise and vibration;
 - A vehicle access that does not comply with the relevant standards in the AUP;
 - The establishment of comprehensive development signage;
 - Buildings and structures within or over an overland flow path; and
 - Temporary construction activities and accessory structures and buildings.
- A land use consent for a **discretionary activity** for the establishment, use and maintenance of emergency generators on the Site;
- A land use consent (regional) for a **controlled activity** for earthworks within the Sediment Control Protection Area on the Site;
- A land use consent (regional) for a **restricted discretionary activity** for earthworks on the Site;

- A land use consent for a **restricted discretionary activity** for vegetation clearance in proximity to the intermittent watercourse;
- A land use consent for a **controlled activity** for the drilling and construction of a bore;
- A land use consent for a **controlled activity** for the disturbance of contaminated land under the NES;
- A water permit for a **discretionary activity** for the take and use of up to 12,090 m³ of groundwater per annum for amenity irrigation;
- A water permit for a **restricted discretionary activity** for the take and diversion of groundwater during the construction of the Proposed Village;
- A water permit for a **discretionary activity** for the diversion, and associated disturbance of the intermittent watercourse on the Site; and
- A water permit for a **discretionary activity** for the diversion and discharge of stormwater onto land or water.

The overall activity status of the Proposed Village is considered to be **discretionary**.

5. ASSESSMENT OF ENVIRONMENTAL EFFECTS

5.1 INTRODUCTION

This section of the AEE addresses the actual and potential environmental effects associated with the construction, operation and maintenance of the Proposed Village, and is principally based on the assessment matters and policy context provided in the relevant sections of the AUP.

The relevant actual and potential environmental effects of the Proposed Village are considered to be:

- Positive effects;
- General construction effects;
- Traffic and parking;
- Urban design considerations;
- Landscape and visual;
- Stormwater and flood management;
- Ecological values;
- Arboricultural issues
- Geotechnical matters;
- Effects on groundwater and water availability;
- Mana Whenua values;
- Operational noise; and
- Air quality.

When considering the effects of the Proposed Village, the receiving environment consists of:

- The existing environment and the associated effects from lawfully established activities;
- The existing environment as modified by any resource consents granted and likely to be implemented; and
- The environment as likely to be modified by activities permitted by the AUP.

A number of technical assessments have been commissioned by Ryman to inform this AEE. These technical assessments are referenced, as appropriate, in Sections 5.3 to 5.14 below.

5.2 POSITIVE EFFECTS

The lack of retirement living and aged care in New Zealand is at crisis point and the number of people aged 65+ years will double within the next 20 years. As such, it is essential that appropriate services are put in place within the community to provide for the needs, care and support of the elderly.

From a social and economic standpoint, it is desirable that elderly people live as independently as possible for as long as possible, while being socially connected with their peers. When this transition can occur within a residential community that the individual is familiar with, the potential disruption and stress caused by the transition is minimised.

The Site will provide excellent social connections for the residents, the opportunity for frequent participation in social activities, and will enable residents to continue to participate in community life in a familiar setting, close to friend and family. The ability to achieve this 'ageing in place' has proven benefits in terms of improving the quality of life for elderly people. Ryman has found that where residents can continue to reside in, or near to, the community within which they have previously lived, the stress and related health effects associated with the transition to a retirement village are markedly reduced. The location of the Proposed Village also enables passive interaction for less-able residents and ensure that elderly residents are not isolated from the community.

As outlined in Section 1.3 of this AEE, the supply of retirement living is also impacted by the ongoing closure of small and poor quality aged care homes, while the estimated number of people aged 65+ years in New Zealand is expected to almost double over the next two decades. The Proposed Village will efficiently utilise a large site that has remained undeveloped for a long period of time and would be difficult to development as a 'traditional' residential subdivision, and also assist in satisfying the increasing need to cater for the supply crisis in retirement living now, and in the future.

Furthermore, the National Policy Statement on Urban Development Capacity ("NPSUDC") has identified a need for new housing, especially in established metropolitan centres. The Proposed Village will contribute to the national housing need by providing accommodation for the fastest growing group in our society. The Proposed Village will also enable the release of typically family homes (often occupied by a single person) due to an elderly person / couple downsizing to an accommodation option in the Proposed Village. These homes are often located within established suburbs in close proximity to schools, recreation facilities, transport and infrastructure.

Relative to other more intensive residential developments, the Proposed Village places lower demands on infrastructure and other services such as recreation, health and community services, rehabilitative care and other support services, which will be provided on-site.

The Proposed Village will also provide an economic benefit to the community and the local workforce during construction, as well as providing employment opportunities once it is operational. In this regard, the Proposed Village will employ approximately 50 full-time equivalent staff once operational.

In summary, the Proposed Village is assessed as making a significant positive contribution to the social and economic wellbeing of Auckland.

5.3 GENERAL CONSTRUCTION EFFECTS

The construction period for the Proposed Village will be approximately 36 - 40 months. Ryman is conscious to ensure that these temporary construction activities are suitably managed in order to minimise nuisance effects for neighbours. In addition, it is noted that residents will move into the Proposed Village once the first buildings are completed – adding an extra imperative for Ryman to ensure that the construction effects are minimised.

General construction effects associated with the establishment of the Proposed Village include:

- Construction traffic;
- Construction noise and vibration;
- Sediment and stormwater run-off;
- The discharge of dust during construction works;
- The management of potentially contaminated soil; and
- The potential discovery of archaeological matter.

These are discussed further below.

It is also proposed that a CMP, along with various ancillary management plans, be developed for the management of the potential construction effects associated with the Proposed Village.

5.3.1 Construction Traffic Management

The transportation assessment by Commute (refer to **Appendix C**) addresses the potential construction traffic effects associated with the Proposed Village, noting that the construction methodology will not be finalised until after the resource consents are granted.

The assessment by Commute notes that access for construction vehicles to the Site is likely to be via both John Rymer Place and Kohimarama Road – and that both of these accesses can be safely utilised with appropriate controls (e.g. the trimming of trees on Kohimarama Road and temporary no-stopping control near the access from John Rymer Place). Construction parking is expected to be accommodated on-site, noting that the basement

areas are expected to be constructed prior to the majority of the construction and fit out stages (providing space for construction parking throughout the stages of the project).

Truck routes to the Site will be dictated by the origin of the materials being delivered, but are expected to be focussed from the south. There are three potential routes from the Site to the southern motorway (and vice versa). All of those routes are considered appropriate by Commute to accommodate construction vehicles and are generally on arterial roads. There are also two potential routes from the Site to the north (and vice versa) – which also use arterial roads and are considered appropriate for construction vehicles.

Maximum truck movements per hour during the peak of the construction works are expected to be between 18 – 34 movements. Given the presence of a number of schools in the area, Commute consider that heavy vehicle should be minimised during the school drop off and pick up periods (on school days only). Trucks will need to access the Site throughout concrete pours, which will require additional traffic safety measures to be in place during these times.

Given the presence of a signalised intersection at John Rymer Place / Kohimarama Road / Allum Street, no heavy vehicle restrictions are considered necessary outside the school drop off and pick up periods.

Overall, and based on experience of constructing similar retirement villages, Commute conclude that construction activities can be managed to ensure an appropriately low level of traffic effects and in accordance with best practice. The construction activities are temporary and are considered less than minor.

Notwithstanding the above, a draft Construction Traffic Management Plan (“CTMP”) is provided with the transportation assessment. The draft CTMP provides details of the following:

- Construction dates and hours of operation (including any specific non-working hours for traffic congestion/noise etc);
- Truck route diagrams;
- Temporary traffic management signage / details for both pedestrians and vehicles to appropriately manage the interaction of these road users with heavy construction traffic;
- Details of site access / egress over the entire construction period, noting that all egress points are to be positioned so that they achieve appropriate site distance as per RTS6 (Guidelines for Visibility at Driveways); and
- Fencing around the perimeter, to protect pedestrians.

5.3.2 Construction Noise and Vibration

The Construction Noise and Vibration Assessment by Marshall Day Acoustics (refer to **Appendix M**) addresses the potential construction noise and vibration effects associated with the Proposed Village.

Marshall Day Acoustics have predicted the noise and vibration levels for various equipment likely to be used during the various construction stages for the Proposed Village. They have concluded that all stages are predicted to generally comply with the noise and vibration limits, subject to the implementation of mitigation measures.

In terms of general mitigation, it is proposed that temporary noise barriers (height between 2.4 m and 3 m) be utilised. Noise barriers will provide up to 10 decibels of construction noise mitigation. However, there will be locations around the Site where temporary noise barriers are not feasible due to the topography of the Site and the level of adjacent properties. There will, therefore, be periodic transient exceedances of the permitted construction noise and vibration standards in the AUP. These potential exceedances are documented in the Construction Noise and Vibration Assessment (**Appendix M**) and will be limited in duration and nature.

Noise and vibration effects associated with the construction of the Proposed Village will be managed by means of a CNVMP. A draft outline of the CNVMP is included in **Appendix M**. The CNVMP will set out the best practicable options to avoid, remedy or mitigate potential noise and vibration effects, as well as the communication / consultation and complaints procedures to be employed by Ryman.

Overall, it is considered that construction noise and vibration effects will be temporary and that any one receiver will not be exposed to high noise or vibration activities for long periods. It is also considered that with the implementation of CNVMP the best practicable options to minimise any potential construction noise and vibration effects will be identified and utilised on the Site. Accordingly, the Proposed Village will not generate unreasonable construction noise and vibration levels.

5.3.3 Sediment and Stormwater Runoff Management

There is potential for sediment to be generated during earthworks on-site. The Erosion and Sediment Control Plan (“**ESCP**”), will be implemented by Ryman to ensure that all reasonable measures are applied during the construction of the Proposed Village to minimise the potential for any discharges of sediment.

Standard management practices, in accordance with GD05, will be undertaken on Site to appropriately manage and minimise construction stormwater discharges, including:

- Staging of earthworks and minimising exposed areas;
- Clean and dirty water diversion channels and bunds;
- Silt fences;

- Formation of a sediment retention pond, with provision for the application of flocculation treatment if necessary;
- Construction design so that runoff is contained within the excavation areas and conveyed to the sediment retention pond as necessary; and
- Re-vegetating and rehabilitating exposed areas as soon as practicable following completion of earthworks.

Further details on the erosion and sediment control measures that may be applied on the Site during the construction of the Proposed Village, but which will be finalised as part of detailed design, are set out in the Civil Design Report by Beca (refer to **Appendix F**).

5.3.4 Dust Management

There is potential for dust to be generated during earthworks activities due to the nature and scale of the activities occurring.

Notwithstanding that the discharge of dust from the Site is a permitted activity under the AUP, the CMP will detail the measures that will be applied during the construction of the Proposed Village to ensure that neighbouring properties, and the wider environment, are not adversely affected by dust emissions. Standard management practices will be undertaken to prevent dust nuisance occurring (e.g. staging of earthworks, re-grassing stockpiled areas and dampening down areas with water, if necessary).

Overall, it is considered that the imposition of these standard measures will ensure that the emission of dust to air does not cause adverse effects beyond the Site.

5.3.5 Contaminated Soils Management

Tonkin and Taylor have undertaken a ground contamination investigation of the Site (refer to **Appendix J**). As noted in Section 3 of this AEE, concentrations for all contaminants (except asbestos) are at, or below, standards for high density residential land use.

Tonkin and Taylor have confirmed that the Site is suitable for the Proposed Village, subject to the implementation of limited controls to manage risks to human health associated with low levels of asbestos in soil in three defined areas of the Site. Outside of these areas, no specific contamination controls are considered necessary.

During the disturbance of the contaminated soil (either as part of a proposal to remove the soil from the Site or to encapsulate it under hard surfaces) standard earthworks controls, supplemented with personnel and equipment decontamination, signage and segregation, will be implemented by Ryman to manage the low potential for exposure to asbestos. These controls will be documented in a Site Management Plan ("**SMP**"), the framework of which is included in **Appendix X** to this AEE.

If asbestos contaminated material is retained on Site, potential risks associated with the future disturbance of this material will be managed through the implementation of similar controls to those for earthworks. These controls will be documented in a Long Term Management Plan.

5.3.6 Archaeological Values

The archaeological assessment by Clough and Associates (refer to **Appendix L**) confirms that the Site has no known archaeological values of significance, and the potential for there to be unidentified sub-surface sites is considered to be low.

A standard consent condition relating to the accidental discovery of archaeological material is proposed by Ryman, requiring that if any archaeological remains are exposed during development, work should cease in the immediate vicinity of the discovery and key stakeholders informed.

5.3.7 Effects Conclusion – Construction

Overall, it is considered that any construction effects of the Proposed Village will be temporary, consistent with the standards for such activities in the AUP and appropriate managed by a number of management plans (under the umbrella of the CMP).

In light of the above, any potential construction effects are considered to be less than minor.

5.4 TRAFFIC AND PARKING

A transportation assessment has been undertaken in respect of the Proposed Village by Commute (refer to **Appendix C**). The transportation assessment analyses the likely generation of traffic resulting from the Proposed Village and the effects this may have on the surrounding road network. This assessment is summarised below.

5.4.1 Operational Traffic

The Proposed Village will generate approximately 759 vehicle trips per day. This correlates to approximately 41 vehicle movements per hour during the morning peak and 50 vehicle movements per hour during the afternoon peak. Commute note that peak activity from retirement villages usually occurs on the shoulder of the peak period (i.e. 3 – 4pm). However, given the congestion on the surrounding network as a result of school pick-ups, residents from the Proposed Village are likely to avoid the school peak in this location.

Commute have modelled the addition of this traffic volume to the surrounding road network and concluded that the level of traffic generated by the Proposed Village can be accommodated on the surrounding road network, with minimal effects on the operation and safety of that network. Commute considers that at a localised level, the John Rymer / Kohimarama Road intersection and the Kohimarama Road secondary access has adequate capacity to cater for the Proposed Village.

5.4.2 Site Access / Egress

As outlined in Section 2 of this AEE, access / egress off Kohimarama Road and John Rymer Place are proposed for the Site, with John Rymer Place being the primary access.

Commute consider that suitable access and egress can be provided to the Site using these access points. In this regard, sight distances to the west of the proposed vehicle crossing on Kohimarama Road provide more than 90 m sight distance in this direction. Sight distances of over 50 m are provided looking north and south from the proposed John Rymer Place vehicle crossing. Both vehicle crossings satisfy the RTS-6 Guide³⁰.

Various options have been tested for the Kohimarama Road access point. The separation of access points for the Proposed Village and Selwyn College is preferred to minimise adverse effects access during peak school periods. Given that the proposed access onto Kohimarama Road is adjacent to Selwyn College, visibility of pedestrians is a key consideration. This access is proposed to have a restriction on right turning movements out of the access point onto Kohimarama Road.

5.4.3 Internal Roads

The main access road (with a formed width of 6.0m) will provide a connection between the primary access on John Rymer Road and the secondary access on Kohimarama Road. Access to each of the basement parking areas is provided from the internal access road. The dimensions of the internal access road are in accordance with the recommended movement land dimensions of a 'live and play' land use under suburban area – primary access to housing context³¹. They have also been used extensively and effectively at other similar retirement villages operated by Ryman around New Zealand.

Tracking curves prepared shows that an 8 m truck can turn around within and exit the Site in a forward direction. The internal road layout is also able to support emergency vehicles such as ambulances and fire engines.

All of the internal roading will be owned and maintained by Ryman.

5.4.4 Parking and Internal Access

A total of 192 parking spaces are proposed to be established on-site which comfortably exceeds the parking recommendations in the Road and Traffic Authority ("RTA") Guide (which requires 146 spaces) and the parking requirements of the AUP (which requires 177 spaces).

³⁰ Guidelines for Visibility at Driveways document

³¹ NZS4404:2010 Land Development and Subdivision Infrastructure Standards

The number of parks provided on site is based on a ratio per unit type that has been successfully implemented at other retirement villages owned by Ryman (this ratio being one parking space per apartment, one parking space per five assisted living suites / car beds and one parking space per two members of staff). In this regard, this ratio has been used in the resource consents issued by Auckland Council for Ryman's retirement villages in Howick, Birkenhead, Pukekohe, Greenland, Narrowneck, Hillsborough, Hobsonville and Henderson. Overall, it is considered that parking required by users of the Site can be wholly contained on-site and subsequently there will no off-site parking effects.

All of the car parking spaces have been designed in accordance with AS/NZS 2890.1:2004 and the tracking curves prepared for the basement parking areas shows that a 90th percentile car can track through the Site without difficulty.

Access to the basement parking areas will be via ramps from the ground level. The ramps and transitions will comply with the requirements of the AUP.

A pickup / drop off area is provided adjacent to Building B01 for pick up and drop off. This area provides for vehicles up to a transit van size, as such a vehicle is commonly used to transport residents. One loading bay is proposed. This is considered appropriate and has proved more than efficient at other retirement villages owned and operated by Ryman, as they are largely residential in nature. A loading area is provided adjacent to the southern end of Building B01. This loading area has been designed to accommodate the turning of a 9.2 m rigid truck.

5.4.5 Pedestrian and Cycling Access

Overall, the Site is considered to be well connected from a walking perspective. Cycling around the Site is provided on road. Appropriate connections to the surrounding road network are provided for cyclists to and from the Site, however from experience of similar facilities, number of cyclists from the Site are expected to be low. Therefore, it is considered that the environmental effect on pedestrians and cyclist will be insignificant.

5.5 URBAN DESIGN EFFECTS

The urban design assessment by Clinton Bird Urban Design Limited (refer to **Appendix E**) provides an assessment of the potential urban design effects of the Proposed Village. These potential effects are divided into the following topics:

- Effects on the wider context;
- Effects on the surrounding public streets;
- Effects on Selwyn College;
- Effects on immediately neighbouring properties;
- On-site amenity considerations; and

- Effects on public safety and crime prevention.

These matters are discussed in the following sub-sections below.

5.5.1 Effects on the Wider Context

The urban design assessment notes that the Proposed Village will substantially change and intensify the urban form of the neighbourhood by building on a currently undeveloped site. However, the Site is not highly visible within the wider context, and simply being able to see the Proposed Village does not necessarily constitute an adverse effect.

The Proposed Village is considered to be residential in character and will fit well with the predominantly residential character of the Site's wider context. Residential intensification is anticipated and consistent with the Residential – Mixed Housing Urban Zone, including the intention to increase the capacity and choice of housing within neighbourhoods.

Overall, the assessment by Clinton Bird Urban Design Limited concludes that the Proposed Village will have positive character and amenity effects on the wider environment.

5.5.2 Effects on Surrounding Public Streets

With respect to potential effects on surrounding streets, the urban design assessment provides a comprehensive review of each environment. The following summary is drawn from this assessment.

5.5.2.1 Kohimarama Road

The Proposed Village is respectful of and responsive to the character and amenity of Kohimarama Road. Only buildings of one - two storeys in height will be perceived from Kohimarama Road.

The Proposed Village will result in more of a mix of building ages and styles, including those of a more intensive residential character consistent with the expectation for the Residential – Mixed Housing Urban Zone. It will also better integrate the existing character of the Site into its residential / educational interface setting.

Overall, the effects of the Proposed Village on the visual character of Kohimarama Road are considered to be positive. The design will not give rise to any visual dominance effects, and the passive surveillance of the adjoining street will be enhanced.

5.5.2.2 John Rymer Place

The Proposed Village will be respectful of, and responsive to, the character and amenity of John Rymer Place. Taking into account the screening effects of the existing houses on the north-western side of John Rymer Place, the Proposed Village will present as a collection of predominantly three storey buildings stepping up the slope to the north-west of the John Rymer Place properties.

Overall, the effects of the Proposed Village on the visual character, visual dominance and / or overlooking and/or loss of privacy of and when within the John Rymer Place streetscape will be less than minor.

5.5.3 Selwyn College

Clinton Bird Urban Design Limited concludes that the Proposed Village will be respectful of, and responsive to, the character and amenity of educational character and amenity of Selwyn College. Any actual and/or potential visual character, dominance, overlooking / loss of privacy and / or shading effects on Selwyn College will be positive or less than minor.

5.5.4 Immediately neighbouring properties

5.5.4.1 Kohimarama Road properties³²

With respect to the immediately adjacent properties to the Site on Kohimarama Road, Clinton Bird Urban Design Limited concludes that the Proposed Village will be respectful of, and responsive to, these properties. Any visual dominance effects on the residential amenity of these properties from the intensity, scale, location, form and appearance of the Proposed Village will typically be less than minor.

Notwithstanding the infringements of the 11 m permitted building height standard, a careful design combination of height in relation to boundary compliance, stepped building forms and generous boundary set-backs, together with the architectural articulation and modulation of the convoluted floor plan will ensure that any visual dominance effects on the private spaces of the neighbouring properties on Kohimarama Road will be less than minor.

5.5.4.2 John Rymer Place properties

Clinton Bird Urban Design Limited concludes that any visual dominance effects on the properties immediately adjoining the Site on John Rymer Place will be largely avoided, and less than minor in scale. Furthermore, any overlooking or loss of privacy effects will also be less than minor.

The urban design assessment includes a detailed assessment of the potential shading effects of the Proposed Village, which includes consideration of the potential for a building to be established in accordance with the built form standards in the Residential – Mixed Housing Urban Zone. Overall, the assessment concludes that any potential shading effects will vary between minor and less than minor for different properties – with the topography of the Site and the proposed location of buildings impacting on the extent of effects that will be experienced by neighbours.

³² 245, 247, 247A, 249A and 255 Kohimarama Road and 3A and 5 John Rymer Place.

5.5.5 On Site amenity

Despite the challenges presented by the shape, gradient and orientation of the Site, Clinton Bird Urban Design Limited considers that the Proposed Village will provide a high-level of on-site amenity for residents and visitors. This includes by:

- Ensuring that where apartments / units have an outlook towards a retaining wall, they have good access to daylight and sunlight and the view is of an attractively planted retaining wall;
- Providing various forms of entertainment, treatment and socialisation facilities in Building B01; and
- Providing a variety of on-site residential accommodation options – ranging from independent apartments to care units.

5.5.6 Crime Prevention Through Environmental Design

The Auckland Design Manual Guidelines for Design Against Crime (“**ADM**”) note that ‘personal safety and security and freedom from crime is a critical component of the liveability of the city’. The ADM includes a section entitled ‘Design for Safety’ which outlines the Crime Prevention Through Environmental Design (“**CPTED**”) principles and the qualities of safer places.

Buildings B01, B02, B04 and B06 will overlook, to some extent, Kohimarama Road, John Rymer Place and the Selwyn College playing fields. This will help to enhance the passive surveillance of these public and semi-public spaces, thereby making them safer to use.

It is considered that the Proposed Village is cognisant of and responsive to the design principles and elements of CPTED, as outlined in the ADM. It is for this reason that general public access is not provided for in the Proposed Village.

Overall, Clinton Bird Urban Design Limited concludes that the Proposed Village will enhance the passive surveillance of the neighbouring spaces identified above.

5.5.7 Conclusion on Urban Design Considerations

While the Proposed Village will infringe the permitted building height standard and height in relation to boundary standards that apply to the Site, all other zone-related bulk and location standards are complied with. The effects of the infringements are mitigated by generous boundary setbacks, relatively small floor plan footprints, substantial gaps between the buildings, the varied architectural expression, articulation and modulation of the building forms, variations in the cladding material and colours of the buildings and the extensive landscaping.

From an urban design perspective, and notwithstanding its challenging shape and contours, the Site is well suited to use by a comprehensive care retirement village of the type and scale proposed by Ryman.

Overall, it is considered that the Proposed Village will integrate well with the character and amenity of its surroundings. The proposed buildings will give rise to the Site taking on a quite different, but more attractive, character than that of the currently vacant Site.

5.6 LANDSCAPE AND VISUAL EFFECTS

The potential landscape and visual effects of the Proposed Village have been assessed by R.A. Skidmore Urban Design Limited (refer to **Appendix J**).

5.6.1 Landscape Effects

- The zoning of the Site has Residential – Mixed Housing Urban provides a framework for considerable change to accommodate a mixed residential use of an urban intensity, and that a greater intensity of residential activity is anticipated in the area adjoining the Site to the east;
- The clustering of activities in Building B01 requires a building of suitable scale and layout. The design of this building has been considerably stepped in the horizontal and vertical plane in order to embed it into the hill slope. Further, the breakdown of the overall building mass and form will also be achieved by the variation in building and articulation that is proposed (including varied roof forms). The resulting building will appear as a village cluster of buildings (rather than a single building) and will successfully respond to the residential neighbourhood character;
- The stepping of the building forms to create a varied roofscape, together with strong articulation and variations in the colour palette between buildings, will create the appearance of a cluster of separate but related buildings. The design strategy will avoid the creation of an 'institutional' appearance of the Proposed Village;
- Carparking and service areas will be well-integrated within the various buildings and will not dominate the Site;
- The landscape concept for the Proposed Village comprises extensive areas of native and exotic planting, will complement the built components of the Proposed Village and, as it matures, will assist to embed the buildings into the sloping landform;
- The proposed diversion of the intermittent watercourse on the Site will enhance the natural character values of the watercourse and will create an amenity feature within the Site; and
- The landscape can successfully absorb the Proposed Village, which will sit comfortably within the established and anticipated future pattern of development in the surrounding context.

Overall, R.A. Skidmore Urban Design Limited concludes that the Proposed Village will create a considerable change in the landscape character of the Site. However, this change is considered to be appropriate for the outcomes sought for the Residential – Mixed Housing Urban Zone. The currently undeveloped, and somewhat unkept, Site will be transformed into a high amenity living environment for the elderly which will integrate well with the surrounding neighbourhood.

5.6.2 Visual Effects

With regard to visual effects, the assessment by R.A. Skidmore Urban Design Limited identifies five key viewing audiences. These are:

- Users of the surrounding street and open space network;
- Residents of immediately adjoining residential properties;
- Residents of the wider residential neighbourhood;
- Users of the surrounding school; and
- Users of the shops on the corner of Kohimarama Road and Allum Street.

An assessment in relation to each of these groups is provided in the sub-sections below.

5.6.2.1 Users of the surrounding street and open space network

The Proposed Village has a limited viewing catchment from the surrounding street network and views towards the Site will be transient. Therefore, this viewing audience is less sensitive to change than those that experience a static view.

Overall, R.A. Skidmore Urban Design Limited concludes that the establishment of the Proposed Village will result in moderate visual change when viewed from the surrounding street network and the effect of that change, in the context of the planned neighbourhood character for the Residential – Mixed Housing Urban Zone will be very low adverse to positive.

5.6.2.2 Residents of immediately adjoining residential properties

Given the current undeveloped nature of the Site, the establishment of the Proposed Village will result in very high visual change when viewed from many of the neighbouring properties. However, and as previously discussed, the Residential – Mixed Housing Urban Zone provides a framework for a change to a mixed urban residential environment.

The visual and landscape assessment by R.A. Skidmore Urban Design Limited provides a detailed summary of the potential visual effects for each of the immediately adjoining residential properties. The overall conclusion is that the visual change experienced by the immediately adjoining residential neighbours will vary considerably depending on their locational relationship to different components of the Proposed Village (included elevation), the layout and configuration of their dwellings, and the location of intervening vegetation.

R.A. Skidmore Urban Design Limited concludes that the visual change will range from very high to very low, and the resulting adverse visual effects (taking into account the planned urban character of the zone) will range from low to negligible.

5.6.2.3 Residents of the wider residential neighbourhood

The topography of the Site's context rises to the south of John Rymer Place. Within this neighbourhood, extending around to properties fronting Kohimarama Road, properties will gain various views towards the Site with an intervening foreground of other dwellings and vegetation. The whole layout of the Proposed Village will not be visible from any single location.

As noted in Section 5.6.1 of this AEE, the Proposed Village has been designed to appear as a cohesive cluster of different buildings, rather than as a single 'institution'. In particular, variations in building heights and varied roof forms, together with a varied palette of materials and colours contribute to the visual complexity. The creation of a series of apartment buildings with a limited footprint and vertical emphasis enables generous space around the buildings.

The proposed extensive planting will also create a cohesive vegetated framework to embed the building forms into their setting. As the vegetation matures, this will make a positive contribution to the overall Site character as it appears from surrounding residential properties.

Overall, R.A. Skidmore Urban Design Limited concludes that the visual change experienced by residents of surrounding properties in the neighbourhood to the south and east of the Site will vary from moderate to very low, and the resulting adverse visual effects will vary from very low to negligible.

5.6.2.4 Users of the surrounding schools

Selwyn College adjoins the north western boundary of the Site and is elevated slightly above the Site.

Given the slope of the Site, Building B01 will present as a one to two-level building form to Selwyn College. The length of the façade will be considerably varied with stepping in plan, variation in roofline and articulation using varied materials and colours. The building will appear as a number of adjacent, distinct buildings.

The taller buildings (Buildings B02, B04 and B06) are located further south-west adjacent to the less visually sensitive carpark and playing fields. The roof eaves of Buildings B02 and B04 also project through the height in relation to boundary plane off the school boundary. The placement of these higher building forms has been carefully considered to avoid visual dominance effects. There is a generous separation between the buildings, enabling clear sightlines to the wider landscape from the school grounds between the buildings. The

buildings are well articulated, avoiding the appearance of blank walls. The buildings will also be well set back from this boundary.

When viewed from Selwyn College, R.A. Skidmore Urban Design Limited concludes that the magnitude of visual change will be moderate. However, given the use of the school site and its low sensitivity to change, the resulting adverse visual effects are considered to be very low.

St Thomas's School is located on the south eastern side of Kohimarama Road and extends to the corner of Allum Street. While glimpse of the Proposed Village will be obtained from the street front of the school (over dwellings on the other side of the street), it will not be visually prominent. The magnitude of visual change will be very low and the adverse visual effects will be negligible.

5.6.2.5 Corner of Kohimarama Road and Allum Street

A small retail commercial centre is located on the south-eastern corner of Kohimarama Road and Allum Street. Due to intervening dwellings and vegetation, the Proposed Village will not be readily discernible from this location. The magnitude of visual change will be negligible and R.A. Skidmore Urban Design Limited considers that the resulting visual effects will be negligible.

5.6.3 Conclusion on Visual and Landscape Effects

Overall, R.A. Skidmore Urban Design Limited concludes that the Proposed Village will result in considerable change in the landscape character of the Site. However, this change is appropriate for the outcomes sought for the Residential – Mixed Housing Urban Zone. The Proposed Village will integrate well with the surrounding neighbourhood.

The extent of visual change will vary depending on a number of factors, and the level of change experienced will vary from very high to negligible. In the context of the planned urban character of the Residential – Mixed Housing Urban Zone, the resulting adverse effects are considered to range from low to negligible.

5.7 STORMWATER MANAGEMENT

5.7.1 Stormwater Design

The approach to the management of stormwater on the Site is detailed in Section 2 of this AEE and in the civil design report / draft stormwater management plan by Beca (refer to Appendix F). However, by way of summary, stormwater run-off from the Proposed Village will principally be to the existing stormwater network that runs through the Site – with larger rainfall events also being discharged via existing overland flow paths on the Site after attenuation.

The primary and secondary stormwater networks have been conceptually designed by Beca in accordance with the AUP, Building Act 2004 and the conditions of the Regional Network Discharge Consent. The key documents used to achieve this are:

- Auckland Councils Code of Practice for Land Development and Subdivision Chapter 4 – Stormwater;
- TP108 – Guidelines for Stormwater Runoff Modelling in the Auckland Region;
- GD01 – Stormwater Management Devices in the Auckland Region; and
- Section E1 of the NZ Building Code.

The post-site development peak flows (both into the piped stormwater network and overland) will be limited to the pre-development (with attenuation in the two hollows) levels. It is proposed that this will be achieved by providing 1,350m³ of storage in a tank below Building B01 to attenuate peak flows from the 10% to 1% AEP rainfall event.

In addition to the above, the existing hollows and open sections within the Site will be filled, and a new watercourse channel will be constructed. This new channel will be longer than the existing section of the intermittent watercourse. To limit the longitudinal grade on the watercourse, up to four waterfalls will be constructed. These will provide drops ranging between 2.3 and 3.1 m - matching the floor level changes in the building.

Overall, stormwater can be managed on the Site to avoid adverse impacts on downstream networks and properties. The proposed stormwater system will connect to the existing available public stormwater network on the southern boundary of the Site. The overall management regime has been designed in accordance with best practice, and to achieve consistency with the relevant requirements of Auckland Council's Regional Network Discharge Consent.

5.7.2 Flood Management

As detailed in draft Stormwater Management Plan by Beca (refer to **Appendix X**), Schedule 4 of the Regional Network Discharge Consent sets requirements to ensure that the flooding or other adverse effects on downstream properties is not increased in the 10% AEP event. Methods identified to achieve this include:

- Attenuating and reducing stormwater flows on site such that there is no increase in the piped peak flow in a 10% AEP event from the site compared to that prior to the new development; and
- Attenuating and reducing stormwater flows on site such that there is no increase in the overland flow from the site to adjacent properties in a 10% AEP event from the site compared to that prior to the new development.

In this case, Beca identify that the downstream network has capacity constraints relative to existing catchment conditions. The stormwater design proposal hence incorporates

measures to attenuate flows on-site, thereby ensuring that there is no increase in the piped peak flow in a 10% AEP event, as well as no increase in the overland flow from the site to adjacent properties in the same event.

Alternative options for on-site mitigation were considered, including the construction of a new pipeline to convey surplus flows through Selwyn College and the Significant Ecological Area to the west of the Site.

With respect to 1% AEP events, Schedule 4 of the Regional Network Discharge Consent sets requirements for large brownfields developments to ensure that the flooding or other adverse effects on buildings is not increased. This can be demonstrated by either:

- Manage/mitigate 1% AEP peak flow to that immediately preceding development; or
- An alternative level of mitigation determined through a Stormwater Management Plan.

In this case, the proposed stormwater design incorporates measures to manage and mitigate the 1% AEP peak flow to improve on the conditions preceding development, achieving consistency with the requirements of the Regional Network Discharge Consent. As previously noted, a comprehensively designed on-site attenuation tank system has been designed to capture flows up to (and beyond) the 1% AEP event, and ultimately discharge these flows in a manner which replicates or improves on the existing pre-development conditions.

The risks of flooding to property and buildings will be addressed throughout the detailed design of both the stormwater reticulation network and diversion of the intermittent watercourse. The level of risk to downstream properties and buildings will be mitigated to pre-development conditions or better following this development as there will be better maintenance of the network and overland flow paths, in tandem with the specifically designed and comprehensive on-site attenuation systems.

5.7.3 Water Quality Management

Run-off from 10 mm/hr of rainfall will be directed to proprietary filtration devices (indicatively, Stormwater360 Stormfilter manhole chambers). In order to control the flow entering the filter vaults, a weir will be placed in the manhole immediately upstream of the vault which will divert flows exceeding the water quality flow to the main reticulation network, thus ensuring that the unit operates efficiently. This is consistent with the Auckland Council approval for such devices.

Filter devices are capable of providing pollutant removal which is in line with removal efficiencies outlined in Auckland Council GD01 (Guideline Document - Stormwater Management Devices in the Auckland Region) to achieve 75% TSS removal on a long term annual average basis, and together with catchpits have capability to remove gross pollutants and hydrocarbons. Operation and maintenance of the stormwater filtration treatment device

will be undertaken on behalf of Ryman as part of an ongoing contract with the device supplier.

Run-off from building roof and podium areas will be discharged directly to the diverted intermittent watercourse or to a separate reticulation network bypassing the storm filter.

The draft Stormwater Management Plan also identifies that the use of rain gardens and other forms of 'green infrastructure' for treatment were considered, but discounted due to the steepness of the internal roads and limited areas to locate a raingarden at the low point of the site.

5.8 ECOLOGICAL EFFECTS

5.8.1 Intermittent Watercourse Diversion and Restoration

The ecological assessment undertaken by Freshwater Solutions (refer to **Appendix K**) states that because of the intermittent status of the watercourse, piped network upstream and downstream of the Site and its low ecological status, the proposed realignment and restoration of the watercourse will have a positive effect.

The proposed conceptual riparian planting will include low stature species along the watercourse edge and flood plain and adjacent to the proposed buildings. The restored watercourse will increase the amount of open watercourse habitat, as well as significantly improve the existing habitat through instream and riparian habitat enhancements. These enhancements will improve the habitat for what is expected to remain a limited benthic invertebrate community - but in particular the restoration and habitat creation is expected to significantly enhance the amount and quality of habitat for banded kokopu.

A native fish relocation plan will be prepared and implemented prior to the diversion of the intermittent watercourse.

5.8.2 Earthworks

Freshwater Solutions consider that earthworks associated with the Proposed Village have the potential to result in sediment run-off to the intermittent watercourse. Provided all earthworks within the Site are completed in accordance with Auckland Council's guidelines (i.e. GD05), Freshwater Solutions conclude that there will be no adverse effects on the downstream receiving environment.

5.8.3 Construction within Riparian Yard

The permitted riparian yard setback is 10 m from the edge of the intermittent watercourse, with the objective being to maintain water quality and provide protection from natural hazards. Some of the buildings and retaining walls associated with the Proposed Village will be located within the 10 m riparian yard, so will not meet this standard.

Watercourse A (as described by Freshwater Solutions) is located in the headwaters of the catchment and naturally has a narrow channel and holds limited surface water under base flow conditions. The realigned watercourse will also have a narrow base flow channel when it reaches an equilibrium state. The proposed narrow width of the base flow channel and steep V-sided gully will mean the new channel will become shaded by riparian vegetation that will include native sedges, shrubs and trees that will be less than 10 m wide in places.

Narrower riparian widths in places will partially be mitigated by wider than 10 m riparian widths in other places along the watercourse. Lastly, the benefits of increasing the length of stream channel through proposed daylighting will result in an increase in the overall length of riparian habitat and habitat connectivity.

5.9 ARBORICULTURE EFFECTS

Tree Management Solutions have undertaken a preliminary tree audit for the Site (refer to **Appendix D**). In summary, the only vegetation on the Site subject to rules in the AUP is that which stands within 10 m of the intermittent watercourse (although most of this vegetation is exotic weed species).

Tree Management Solutions note that the Site consists of random clusters of vegetative cover interspersed with open pasture areas. The majority of the vegetation on site consists of exotic species, many of which are formally classified as pest plant species. While several clusters and pockets of native species are present, they are generally suppressed and in poor condition.

The Landscape Master Plan³³ shows the areas of existing vegetation which are to be retained. Various works are proposed in and around these areas. A Tree Management Plan (“**TMP**”) will be prepared to address the management of retained vegetation during, and after, construction works to ensure the useful life expectancy of that vegetation is maximised - whilst enabling construction activities to proceed. This TMP will be based primarily on appropriate industry guidelines, but also contain site-specific tree management recommendations.

Tree Management Solutions conclude that successful retention and ongoing management of retained vegetation will be dependent upon the works being carried out in accordance with the recommendations in the TMP – which will ensure that any potential arboricultural effects on the Site are insignificant.

5.10 GEOTECHNICAL MATTERS

Tonkin and Taylor have undertaken a geotechnical assessment of the Site (refer to **Appendix H**). Tonkin and Taylor have confirmed that the Site is suitable for the

³³ Volume 3, Appendix A to this AEE - SK100: Landscape Masterplan

establishment of the Proposed Village and that all geotechnical considerations can be appropriately managed during the detailed design phase.

Of particular note, Tonkin and Taylor conclude that:

- The proposed excavations and retention required for the Proposed Village should not have any consequential effects on adjacent land, although some retaining walls proposed along the Selwyn College boundary are likely to induce some mechanical movement of soil;
- The Proposed Village is not assessed as being at risk of slippage, falling debris, or subsidence;
- There is little to no risk of liquefaction or lateral spreading affecting the Proposed Village; and
- The proposed excavations and retention required for the Proposed Village are likely to encounter groundwater at times, but are set back sufficiently far from the Site boundaries such that no adverse groundwater drawdown effects are expected.

Overall, it is not considered that geotechnical matters will generate any issues that will result in noticeable effects on the environment or adjacent properties.

5.11 EFFECTS ON GROUNDWATER RESOURCE AND AVAILABILITY

Tonkin and Taylor have undertaken an assessment of the proposed abstraction of groundwater at the Site for amenity irrigation purposes, which is attached as **Appendix G** to this AEE.

5.11.1 Water Allocation and Availability

The estimated total volume of groundwater available from the Waitematā Aquifer in the defined management area is approximately 274,000 m³/year. The maximum annual volume of water required for irrigation of the Proposed Village is approximately 12,090m³ (for the first five years), which is approximately 4.5% of the total available groundwater allocation. As such, Tonkin and Taylor conclude that there is sufficient groundwater available for amenity irrigation at the Proposed Village and any effects on regional groundwater availability will be negligible.

Recharge to the East Coast Bays Formation (“**ECBF**”) rocks occurs on a regional scale through rainfall, which will not be inhibited by a groundwater abstraction that will occur at a depth of approximately 100 m below ground surface. Therefore, recharge to the Waitematā Aquifer will be maintained.

5.11.2 Shallow Groundwater and Surface Waterbodies

Groundwater will be taken from a depth of at least 100 m below ground level (“bgl”) within the Waitematā Aquifer. Given the layering within the Waitematā Aquifer, which generally

comprises interbedded sandstones and finer grained rocks, the pumping of groundwater at depth is not expected to be observed in the shallow groundwater and surface waterbodies.

In light of the above, the effect of pumping from the Waitematā Aquifer on shallow groundwater and surface water resources is considered to be negligible.

5.11.3 Settlement

The effects of shrinking and cracking of drying residual soils overlying the ECBF rock during a typical summer and rewetting in the following winter may obscure observation of this settlement near the end of the pumping period. However, Tonkin and Taylor do not expect that ground settlement caused by pumping drawdown will impact any structures or services within the vicinity of the bore.

5.11.4 Saltwater Intrusion

The proposed bore will be located at an approximate elevation of 31 m above mean sea level and the deepest measured static groundwater level in the unweathered ECBF at the Site is approximately 10 m bgl. The nearest saltwater body, the Orakei Basin, is located approximately 2 km west of the centre of the Site.

Tonkin and Taylor estimate the sea water interface would be approximately 840 m below mean sea level and any adverse effects are considered to be negligible.

5.11.5 Bore Interference Effects

The Kohimarama Bowling Club have a permitted groundwater abstraction approximately 1.2 km northeast of the Site.

Tonkin and Taylor conclude that the maximum projected drawdown from the assumed abstraction in the proposed bore (after 212 days of continuous abstraction at a rate of 0.66 l/s) may result in an additional drawdown of 6.2 m in the bore at the Kohimarama Bowling Club. While this interference drawdown represents a reduction in the available drawdown in the bore at the bowling club by approximately 3%, Tonkin and Taylor estimate that approximately 112 m of available drawdown remains in the bore after taking into account the assumed cumulative drawdown effects. This means that the Kohimarama Bowling Club will still be able to obtain its lawfully authorised supply providing it has a suitably constructed bore. The drawdown effect on the bore will be further reduced after five years.

5.11.6 Conclusion

Overall, Tonkin and Taylor conclude that the effects of the proposed groundwater abstraction on the groundwater resource, the recharge to overlying aquifers, nearby surface water and shallow groundwater bodies will be negligible.

Likewise, the potential for saline intrusion in the proposed bore is considered to be negligible.

5.12 MANA WHENUA VALUES

Ryman has contacted the 15 iwi identified by Auckland Council as potentially having interests in the Kohimarama area and the types of resource consent applications being sought for the Proposed Village.

Nga Maunga Whakahii o Kaipara, Ngai Tai ki Tamaki and Te Runanga o Ngāti Whātua all provided a response to the consultation approach made by Ryman. These iwi groups advised that they either deferred to Ngāti Whātua o Ōrākei or did not have an interest in the Proposed Village.

Ryman has consulted with Ngāti Whātua Ōrākei through its ownership of the Site. Whilst these discussions are ongoing, Ryman understands that the key matters of interest relevant to the Proposed Village are water, terrestrial biodiversity and waste management. These matters are discussed in detail in the sub-sections above and in the technical assessments appended to the AEE.

Overall, it is considered that the Proposed Village can be constructed in a manner that is consistent with the environmental outcomes sought by Ngāti Whātua Ōrākei (as expressed in the Ngāti Whātua Ōrākei Iwi Management Plan 2018).

5.13 OPERATIONAL NOISE

Traffic and mechanical plant noise will be the main sources of noise during the operation of the Proposed Village.

With respect to traffic, noise generated by vehicles entering and exiting the Site will be negligible and in accordance with that commonly experienced on public roads in Auckland. It is also noted that the scale of the Proposed Village, specifically the number of units proposed, means that the development is a permitted activity in the AUP respect of traffic generation.

Based on Ryman's extensive experience at other retirement villages, noise from the mechanical plant can be treated and controlled using well tested engineering methods and enclosure within the basement of buildings. As such, and as noted in Section 4 of the AEE, the mechanical plant will achieve the permitted activity standards for operational noise specified in the AUP.

Finally, it is noted that emergency generators will only be used infrequently in the event of a mains electricity outage.

5.14 AIR QUALITY

As noted in Section 2 of this AEE, emergency generators will be maintained on site for use during mains electricity outages. If, and when, these generators are required, they will discharge particulate contaminants to air via ventilation from the basements.

The discharge of particulates to air from the emergency generators is permitted in accordance with Rule E14.4(A48) of the AUP and will be temporary in nature. These discharges will not adversely affect the amenity values or the human health of the residents of the Proposed Village due to their location and short-term duration.

6. CONSULTATION

Section 36A of the RMA confirms that an applicant has no duty to consult any person on their resource consent application.

Ryman has extensive experience in designing its retirement villages in a manner that is respectful to the existing amenity of the surrounding neighbourhood. Particular consideration is given to those properties which will directly adjoining the retirement village, in order to minimise the potential for adverse effects on the residential amenity and character of these neighbours.

As noted in the urban design assessment by Clinton Bird Urban Design Limited (refer to **Appendix E** to this AEE), the design process for the Proposed Village has focussed on ensuring the buildings fit the topography of the Site and are adequately setback from those adjacent properties that are located down-slope. In this regard, the design process has resulted in the imposition of building setbacks that are more generous than those that apply for the Residential – Mixed Housing Urban Zone in the AUP.

The sub-sections that follow provide a summary of the consultation that has been undertaken by Ryman. However, given that the potential effects of the Proposed Village will be localised, it is not considered that consultation with the wider public will benefit the assessment of the potential effects of the Proposed Village.

6.1 NGĀTI WHĀTUA O ORAKEI MAORI TRUST BOARD

As noted in Section 1 of the AEE, the Site is owned by the Ngāti Whātua o Ōrākei Maori Trust Board via the Whai Rawa Property Holdings LP. Ryman holds a 150-year lease over the Site via a holding company (Healthcare Shelf Company No. 30 Limited).

Ryman has consulted with Ngāti Whātua o Ōrākei Maori Trust Board over its development intentions for the Site and how matters will be managed (e.g. stormwater design, construction effects and the potential accidental discovery of archaeological material). These discussions are ongoing.

6.2 MANA WHENUA GROUPS

Notwithstanding the Site being owned by the Ngāti Whātua o Ōrākei Maori Trust Board, Ryman has contacted the 15 iwi identified by Auckland Council as potentially having interests in the Kohimarama area and the types of resource consent applications being sought for the Proposed Village.

Nga Maunga Whakahii o Kaipara, Ngai Tai ki Tamaki and Te Runanga o Ngāti Whātua all provided a response to the consultation approach made by Ryman. These iwi groups advised that they either deferred to Ngāti Whātua o Ōrākei or did not have an interest in the Proposed Village.

6.3 SELWYN COLLEGE / MINISTRY OF EDUCATION

Ryman initiated consultation with Selwyn College / Ministry of Education in September 2019. The discussions initially centred on the potential need to convey and locate stormwater infrastructure on land owned by Selwyn College / Ministry of Education – although this option has now been dismissed (as discussed in the Civil Design Report in **Appendix F** to this AEE).

Further discussions with Selwyn College / Ministry of Education principally focussed on urban design matters – particularly the relationship of Buildings B02, B04 and B06 with the shared boundary between the school and the Site; as well as potential safety issues for the college around the proposed access from the Site onto Kohimarama Road.

With respect to the latter point above, although not necessary based on the traffic assessment by Commute (refer to **Appendix C** to this AEE), Ryman has agreed that the access onto Kohimarama Road will operate as a secondary access and that turning movements out of the Proposed Village will be limited to left turns only. Signage will also be utilised at this access to restrict vehicle movements into and out of the Proposed Village during school pick drop off (8 – 9am) and drop off periods (2.30 – 3.30pm).

6.4 ORAKEI COMMUNITY BOARD

Ryman have presented the design of the Proposed Village to the Ōrākei Local Board in June 2019. While the Ōrākei Community Board appreciated the design approach that was adopted to respond to the topography of the Site, they also considered that any integrated residential development should comply with the permitted height, height in relation to boundary and setback standards in the AUP given that these standards were more generous than the previous Auckland City District Plan.

Ryman's response, as supported by the technical assessments appended to this AEE, has been that the permitted height, height in relation to boundary and setback standards in the AUP are simply triggers for resource consent – they are not hard limits which must not be exceeded by any proposal. As previously noted in this AEE, the Proposed Village has been carefully designed to minimise external environmental effects where necessary.

6.5 URBAN DESIGN PANEL

As noted in Section 2.2.5 of this AEE, Ryman presented its design for the Proposed Village to Auckland Council's Urban Design Panel in August 2019.

The recommendations of the Urban Design Panel are attached as **Appendix B** to this AEE and are addressed in the urban design assessment by Clinton Bird Urban Design Limited (refer to **Appendix E** of this AEE).

6.6 AUCKLAND COUNCIL

Ryman held a number of pre-application meetings and site visits with staff from the Auckland Council and Healthy Waters throughout 2019 – where the intended design / layout and infrastructure servicing of the Proposed Village was discussed. The feedback from Auckland Council / Healthy Waters has been taken into account and reflected in the design iterations of the Proposed Village where appropriate and practical.

7. STATUTORY ASSESSMENT

7.1 INTRODUCTION

The RMA is the principal statutory document governing the use of land, air and water. The purpose of the RMA, as set out in Section 5, is to “promote the sustainable management of natural and physical resources”. This section of the AEE sets out the statutory framework under the RMA that applies to the resource consents that are being sought by Ryman from Auckland Council.

As noted in Section 4 of this AEE, the overall activity status of the resource consent applications required for the Proposed Village is discretionary. As such, it is necessary to consider the resource consent applications under the decision-making framework of Section 104 of the RMA.

7.2 SECTION 104 ASSESSMENT

7.2.1 Introduction

Section 104 of the RMA lists the matters that a consent authority must, subject to Part 2, have regard to in determining whether a resource consent application should be granted. It states:

- (1) *When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to—*
 - (a) *any actual and potential effects on the environment of allowing the activity; and*
 - (ab) *any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and*
 - (b) *any relevant provisions of—*
 - (i) *a national environmental standard;*
 - (ii) *other regulations;*
 - (iii) *a national policy statement;*
 - (iv) *a New Zealand coastal policy statement;*
 - (v) *a regional policy statement or proposed regional policy statement;*
 - (vi) *a plan or proposed plan; and*
 - (c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.*
- (2) *When forming an opinion for the purposes of subsection (1)(a), a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect.*

...

- (3) *A consent authority must not, -*
- (a) *When considering an application, have regard to –*
- (i) *Trade competition or the effects of trade competition; or*
- (ii) *Any effect on a person who has given written approval to the application:*

...

Section 104 of the RMA does not give any of the matters to which a consent authority is required to have regard primacy over any other matter. All of the relevant matters are to be given such weight as the relevant statutory planning documents may direct, and all provisions are subject to Part 2 of the RMA - although it is understood that a consent authority is not required to consider Part 2 of the RMA unless there is uncertainty or invalidity in the relevant statutory planning documents.

7.2.2 Actual and Potential Effects

With respect to Section 104(1)(a) of the RMA, the actual and potential effects on the environment associated with the construction, operation and maintenance of the Proposed Village are summarised in Section 4 of this AEE (with further detail provided in the technical assessments appended to this AEE). Overall, it is concluded that any actual and potential adverse effects of the Proposed Village can be appropriately avoided, remedied or mitigated in accordance with the expectations in AUP and will also promote the sustainable management purpose of natural and physical resources.

Furthermore, and based on the conclusions reached with respect to the actual and potential environmental effects of the Proposed Village, no additional compensatory or offsetting measures are proposed or considered necessary by Ryman in the context of Section 104(1)(ab) of the RMA.

7.2.3 Relevant Statutory Planning Documents

In terms of Section 104(1)(b) of the RMA, the following sub-sections provide an assessment of the resource consent applications required for the construction, operation, and maintenance of the Proposed Village against the:

- NPSUDC;
- National Policy Statement on Freshwater Management 2017 (“**NPSFM**”); and
- AUP.

7.2.3.1 National Policy Statement on Urban Development Capacity 2016

The NPSUDC came into effect on 1 December 2016. It seeks to recognise the national significance of urban environments and the need to enable such environments to develop and change, while providing sufficient development capacity to meet the needs of people

and communities, and future generations in urban environments. The relevant objectives of the NPSUDC to these resource consent applications seek:

- Effective and efficient urban environments that enable people and communities, and future generations, to provide for their social, economic, cultural and environmental wellbeing;³⁴
- Urban environments that have sufficient opportunities for the development of housing and business land to meet demand, and which provide choices that will meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses;³⁵ and
- Urban environments that, over time, develop and change in response to the changing needs of people and communities.³⁶

In addition, the NPSUDC directs that decision-makers making ‘planning decisions’ that affect the way and the rate at which development capacity is provided, shall provide for the social, economic, cultural and environmental wellbeing of people and communities. They are also required to have particular regard to:

- The need to provide choices that will meet the needs of people and communities for a range of dwelling types and locations;³⁷ and
- The promotion of the efficient use of urban land and development infrastructure.³⁸
- The Proposed Village will also enable the provision of social and economic wellbeing through the establishment of additional accommodation options for the elderly within Kohimarama. It will also provide diversity with regard to the range of housing stocks in the community and will assist in meeting housing demand (by allowing the elderly to sell their existing housing stock to the market and facilitate the regeneration of residential sites).
- The Proposed Village is considered an efficient use of available land by virtue of providing an integrated residential development that is able to house a number of elderly residents and respond to their various care needs. Further, the utilisation of the Site in the manner proposed will provide for the greater accommodation of a residential population than a ‘traditional’ residential subdivision would on the Site (particularly given the topography of the Site).

³⁴ Objective OA1 of the NPSUDC

³⁵ Objective OA2 of the NPSUDC

³⁶ Objective OA3 of the NPSUDC.

³⁷ Policy PA3(a) of the NPSUDC.

³⁸ Policy PA3(b) of the NPSUDC.

- Overall, the Proposed Village will clearly make a positive contribution to housing needs in the Auckland Region, and in particular the changing needs of people and communities identified in the NPSUDC. As such, the establishment of the Proposed Village will be consistent with the relevant objectives and policies of the NPSUDC.

7.2.3.2 National Policy Statement on Freshwater Management 2017

The NPSFM was most recently amended in September 2017.

The NPSFM recognises Te Mana o te Wai and sets out objectives and policies that direct local authorities to manage freshwater in an integrated and sustainable way, while providing for economic growth within set water quantity and quality limits. Most of the objectives and policies of the NPSFM are focussed on regional councils establishing water quality and water quantity limits for freshwater (i.e. via the AUP) – as opposed to the provisions directly applying to the consideration of resource consent applications.

Notwithstanding the above:

- Tonkin and Taylor have confirmed (refer to **Appendix G**) that the abstraction of groundwater for amenity irrigation will not result in the over-allocation of the available groundwater resource, nor will it adversely affect surface waterbodies in reasonable proximity to the Site;³⁹
- The diversion of the intermittent watercourse on the Site will improve its life-supporting capacity and water quality in the affected section (through the daylighting and riparian planting that is proposed by Ryman); and⁴⁰
- Stormwater run-off from the Site will be treated via filter devices capable of providing pollutant removal which is in line with removal efficiencies outlined in Auckland Council GD01 (Guideline Document - Stormwater Management Devices in the Auckland Region).⁴¹

Overall, it is considered that the Proposed Village will be consistent with the objectives and policies of the NPSFM relating to the management of water in an integrated and sustainable way.

7.2.3.3 Auckland Unitary Plan – Operative in Part

As previously discussed, the Site is zoned Residential – Mixed Housing Urban Zone in the AUP. The Residential – Mixed Housing Urban Zone is described as being a reasonably high-intensity zone that enables a greater intensity of development than previously provided for.

³⁹ Objectives B2 and B5 of the NPSFM.

⁴⁰ Objective A1 of the NPSFM

⁴¹ Objectives A1 and A2 of the NPSFM

The appearance of neighbourhoods within the Residential – Mixed Housing Urban Zone is expected to change over time, with development typically up to three storeys in a variety of sizes and forms (including detached dwellings, terrace housing and low-rise apartments).

The relevant objectives and policies of the AUP are identified in **Appendix N** to this AEE. The key conclusions in relation to the key relevant objectives and policies for the Residential – Mixed Housing Urban Zone in Chapter H5 of the AUP are:

- The Proposed Village accords with the objectives and policies seeking that sites located close to the public transport network (i.e. Kohimarama Road) are utilised efficiently for higher density residential living and provide a variety of housing types (including retirement villages). In particular, the Proposed Village will provide diversity in the housing stock available in Kohimarama and the surrounding catchment - enabling elderly residents to live in an environment with a range of support options;⁴²
- The objective and policies refer to development being in keeping with the planned urban built character of predominantly three-storey buildings, with a particular focus on the height, bulk and form of buildings.⁴³ Importantly, these provisions do not promote the retention of the existing urban built character of the surrounding neighbourhood – they are focused on development aligning with the intended future character of the Residential – Mixed Housing Urban Zone as a whole;
- There is no policy direction for all buildings to be limited to three storeys (i.e. by reference to ‘predominantly’). There is recognition that alternative building form may be appropriate in some circumstances within the Residential – Mixed Housing Urban Zone. Further, it is understood that the assessment against this policy direction should be considered holistically based on views throughout the catchment and the nature of the experience from any given location, rather than being determined by one location’s experience;
- The Proposed Village constitutes an integrated residential development under the AUP and is considered to be an efficient use of a large site in the Residential – Mixed Housing Urban Zone. However, the layout of the Site is not considered to be too intensive in light of the Proposed Village easily complying with the impervious area and site coverage standards for the zone;
- The design of the Proposed Village responds to the topography of the Site, as well as the existing residential development and permitted development standards at the boundaries. The design of the buildings has been stepped, both in the horizontal and vertical plane, so that they embed into the hill slope. Verticality has also been used as a tool to ensure there will be generous open spaces between the buildings and the

⁴² Objective H5.2(1) and Policy H5.3(1) of the AUP

⁴³ Objective H5.2(2) and Policy H5.3(2) of the AUP.

boundaries of the neighbouring residential properties. As a result, buildings have kept away from the boundaries of the Site but are more than three storeys – particularly on the downward slope. There are, however, limited circumstances where the buildings ‘read’ as being more than three or four storeys - as depicted in Visual Simulations VP04, VP05 and VP06;

- As concluded by the Urban Design Panel (refer to **Appendix B**), the effective site coverage and the spatial arrangement of buildings in combination with the proposed building heights is considered to represent a good outcome. The generous provision of well-scaled landscape will create a feeling of spaciousness within the Site and for the neighbouring properties – particularly when compared to the type of development that could be established along the boundary of the Site under the built form standards for the Residential - Mixed Housing Urban Zone (which could include two or three storey buildings within 1 – 2 m of the boundary);
- With respect to the amenity of adjoining neighbours and the street, these are assessed in detail in the urban design assessment by Clinton Bird Urban Design Limited (refer to **Appendix E**) and the landscape and visual assessment by R.A Skidmore Urban Design Limited (refer to **Appendix J**). The Proposed Village will result in a considerable change in the landscape character of the surrounding area given its current ‘bare’ status - but this change is appropriate for the outcomes sought for the Residential – Mixed Housing Urban Zone;
- The location and orientation of the buildings within the Proposed Village away from residential boundaries, along with the fact that the buildings generously comply with the setback requirements in the AUP, will minimise visual dominance effects and ensure that sunlight access and the privacy of neighbour properties is maintained. In this regard, the shading diagrams in the Beca Architecture Assessment Drawings⁴⁴ demonstrate that the Proposed Village will generate a similar extent of shading to a hypothetical building located on the Site that complied with the height, height in relation to boundary and setback standards for the Residential – Mixed Housing Urban Zone;⁴⁵
- The Proposed Village will provide a high level of on-site amenity for residents through the provision of warm, dry living environments, the provision of a number of amenities / activities within Building B01 (e.g. swimming pool, gymnasium, theatre), and via the establishment of generously landscaped grounds. It is recognised that the outlook space provided for each apartment unit can differ. However, the needs / preferences of residents do differ and the location / outlook of apartment units is considered in their pricing - which enables a broader range of residents to reside in the Proposed Village;⁴⁶

⁴⁴ 044-ASM-S01-A4-010 and 044-ASM-S01-A4-011.

⁴⁵ Policy H5.3(4) of the AUP.

⁴⁶ Objective H5.2(3) and Policy H5.3(5) of the AUP.

- The Proposed Village will provide for passive surveillance of Kohimarama Road and the playing fields at the rear of Selwyn College. It has also been designed to provide an attractive streetscape / entrance along Kohimarama Road and John Rymer Place;⁴⁷
- The layout and design of the Proposed Village reflects Ryman's experience at operating a number of retirement villages throughout New Zealand and Australia, and what works best from a functional and operational perspective. In this regard, the consolidation of key facilities and amenities in Building B01 is necessary from an operational perspective and provides a hub for the Proposed Village; and⁴⁸
- The impervious area within the Site will be well below the permitted standard and the design will manage the amount of stormwater runoff and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.⁴⁹

The following conclusions can be made with respect to the other relevant objectives and policies of the AUP related to activities requiring resource consent for the construction and operation of the Proposed Village:

- Stormwater run-off from the Proposed Village will be appropriately managed so that the discharge to the existing stormwater network typically does not exceed predevelopment flows, and the discharge to the existing overland flows do not exacerbate any flooding on adjacent properties.⁵⁰ Furthermore, and as noted above, stormwater run-off from the Proposed Village will be treated via filter devices capable of providing pollutant removal which is in line with removal efficiencies outlined in Auckland Council's Guideline Document - Stormwater Management Devices in the Auckland Region (GD01);
- The diversion of the intermittent watercourse in order to enable the construction of Building B01, and to provide an effective stormwater solution for the Site, will have an overall positive effect by providing additional habitat area and improving stormwater quality through the riparian planting that is proposed by Ryman;⁵¹
- An ESCP will be prepared to ensure earthworks during the construction of the Proposed Village are appropriately managed to minimise the potential for sediment run-off from the Site;⁵²
- The construction of the Proposed Village will generally comply with the relevant noise and vibration standards in the AUP such that neighbours will not be subjected to

⁴⁷ Policy H5.3(3) of the AUP.

⁴⁸ Policy H5.3(10) of the AUP.

⁴⁹ AUP Policy H5.3(7).

⁵⁰ Policy E1.3(9) of the AUP.

⁵¹ Policies E3.3(2), (3) and (15) of the AUP.

⁵² Policy B7.4.2(8) of the AUP.

unreasonable levels of noise and vibration. The CNVMP will assist in controlling the duration, frequency, and timing of the construction activities to manage potential noise and vibration adverse effects;⁵³

- The transportation assessment by Commute (refer to **Appendix C**) demonstrated that the Proposed Village will provide for safe and efficient parking, loading and access within the Site, as well as pedestrian safety adjacent to the Site;⁵⁴
- A CTMP will be utilised to ensure that adverse effects of traffic generation during construction of the Proposed Village are appropriately managed. In particular, measures will be introduced to control certain truck turning movements at the access points, ensure pedestrian and vehicle safety, and manage truck traffic exiting and entering the Site;⁵⁵
- The proposed signage will maintain pedestrian and traffic safety and the visual amenity values of the surrounding environment; and⁵⁶

The proposed abstraction of groundwater for amenity irrigation will be an efficient use of water and will avoid over-allocating the available groundwater resource.⁵⁷

Overall, it is considered the construction, operation and maintenance of the Proposed Village will be consistent with the outcome sought in the relevant objectives and policies of the AUP.

7.2.4 Clause 1(c) – Other Relevant Matters

7.2.4.1 Auckland Plan 2050

The Auckland Plan 2050 sets the direction for how Auckland will grow and develop over the next 30 years. It seeks to respond to the key challenges facing Auckland; being high population growth, the sharing prosperity, and reducing environmental damage. To address these challenges, the Auckland Plan 2050 sets out outcomes to deliver a better Auckland.

Those most relevant to the Proposed Village are:

- Radically improve the quality of urban living; and
- Substantially raise living standards for all Aucklanders with a focus on those most in need.

⁵³ Objectives E25.2(1) and (4) of the AUP.

⁵⁴ AUP Objective E27.2(4) and (5).

⁵⁵ Objective E27.2(1) of the AUP.

⁵⁶ AUP Objective E23.2(2).

⁵⁷ Objective E2.2(4).

Furthermore, the Auckland Plan emphasises growth occurring in existing and compact urban areas which are served by efficient, safe public transport.

Section 5.2 of this AEE sets out the positive effects of the Proposed Village, which will assist in achieving the vision and transformational shifts set out in the Auckland Plan.

7.2.4.2 Healthy Ageing Strategy 2016

New Zealand's Healthy Ageing Strategy was released by the Government in December 2016.

The Healthy Ageing Strategy sets the strategic direction for the next 10 years for the delivery of services to people into, and throughout, their later years. The vision for the Healthy Ageing Strategy is that older people live well, age well and have a respectful end of life in age-friendly communities.

The Healthy Ageing Strategy has a number of priorities for managing the wellbeing of the elderly, which will be assisted by the establishment of the Proposed Village. These include:

- Maintaining and enhancing older people's capacity through supportive environments;
- Improving the wellbeing of people by coordinating assistance to socially isolated older people;
- Supporting rehabilitation closer to home; and
- Implementing models of care that are needs based, person-centred and equitable.

7.2.4.3 Ngāti Whātua Ōrākei Iwi Management Plan

The Ngāti Whātua Ōrākei Iwi Management Plan 2018 is the resource management plan for Ngāti Whātua Ōrākei. It is a statement of their interests and values as they apply in resource management matters.

Through its discussions with Ngāti Whātua Ōrākei, Ryman understands that the key aspects of the Iwi Management Plan relevant to the Proposed Village are water, terrestrial biodiversity and waste management. The desired outcomes for these matters, as detailed in the Iwi Management Plan, are summarised as follows:

- Water should be managed, and where necessary, restored to maintain mauri and to protect ecosystem, amenity and mana whenua values;
- New developments should incorporate green design to maximise ecological and indigenous biodiversity values. Further, open spaces should be enhanced to enable the establishment of native species; and
- Site waste management plans should be required as a condition of resource consent for major projects.

- The first two matters are discussed in the context of Sections 2 and 5 of this AEE, which note that the diversion of the intermittent watercourse and the management of stormwater on the Site will improve life-supporting capacity and water quality in the affected section (particularly through the daylighting and riparian planting that is proposed by Ryman). Further, vegetation on the Site is being retained where possible – with a specific focus of the Proposed Village being the retention of the mature pohutukawa along Kohimarama Road and the restoration / enhancement of the vegetation in the south western corner of the Site.
- With respect to the management of construction waste, Ryman has its own construction team that will oversee the construction of the Proposed Village. This team is experienced in minimising the transportation of excess fill from a site, reducing waste on construction sites, and ensuring that only those supplies required for a project are ordered.

Overall, and based on the discussions with Ngāti Whātua Ōrākei to date, it is considered that suitable consideration has been given to the desired outcomes of the Ngāti Whātua Ōrākei Iwi Management Plan 2018.

7.2.5 Part 2 of the Resource Management Act 1991

It is understood that a consent authority is generally no longer required to consider Part 2 of the RMA beyond its expression in the relevant statutory planning documents, unless it is appropriate to do so. In this regard, the Court of Appeal found in *RJ Davidson Family Trust* [2018] NZCA 316:

[75] If a plan that [sic] has been competently prepared under the Act it may be that in many cases the consent authority will feel assured in taking the view that there is no need to refer to Part 2 because doing so would not add anything to the evaluative exercise. Absent such assurance, or if in doubt, it will be appropriate and necessary to do so. That is the implication of the words “subject to Part 2” in s 104(1), the statement of the Act’s purpose in s5, and the mandatory, albeit general, language of ss 6, 7 and 8.

In this case, it is considered that the planning context is clear and the Proposed Village aligns well with the various planning directions set out earlier. However, for completeness and in accordance with Schedule 4(2)(1)(f) of the RMA, Part 2 of the RMA is considered in the following paragraphs below.

The purpose of the RMA is to promote the sustainable management of natural and physical resources. In this regard, the proposal will provide a purpose-built comprehensive care retirement village with high quality specialist care for elderly residents in Kohimarama and the surrounding area and will enable people and communities (including future generations) to provide for their social, economic, and cultural wellbeing through the establishment of additional accommodation options for the elderly. Furthermore, the establishment of the Proposed Village will assist in ensuring the efficient use of land.

The construction and operation of the Proposed Village will not affect the safeguarding of the life-supporting capacity of air, water, soil and ecosystems. Likewise, Section 5 of this AEE provides details on the measures proposed by Ryman to avoid, remedy or mitigate the actual and potential effects of the project on the environment and to manage effects on the wellbeing of people in accordance with section 5 of the RMA.

With respect to the key matters in Sections 6, 7 and 8 of the RMA, the following points are pertinent:

- Appropriate consideration has been given to the management of the potential risks from natural hazards on the Site (i.e. flooding) in the design and construction methodologies for the Proposed Village;
- The Proposed Village will enable the efficient use of natural resources (being land) via the development of an integrated residential development on a site which enables the accommodation of an elderly population;
- The design of the Proposed Village has been undertaken in a manner that and is appropriate to the characteristics of the Site and the surrounding environment. As such, it is considered that amenity values and the quality of the environment that is intended for the Residential – Mixed Housing Urban Zone will be maintained; and
- The effects of climate change have been considered in the design of the stormwater management system for the Site.

Overall, and based on the technical assessments that have been commissioned by Ryman, it is considered that the Proposed Village will promote the sustainable management of natural and physical resources in accordance with Part 2 of the RMA (noting that Part 2 of the RMA is not being explicitly relied upon given the full coverage of relevant resource management issues provided in the AUP).

7.3 SUMMARY

Overall, it is considered that the granting of the resource consents, subject to the imposition of appropriate conditions, would promote the sustainable management of natural and physical resources and ensure that adverse effects on the environment are less than minor or appropriately avoided, remedied or mitigated.

8. NOTIFICATION

This section of the AEE provides an assessment of the Proposed Village against the relevant sections and steps in the RMA for determining whether to publicly or limited notify an application for resource consent.

8.1 SECTION 95A OF THE RMA – PUBLIC NOTIFICATION

Whether the resource consent applications for the Proposed Village should be publicly notified has been assessed as follows, in accordance with Section 95A of the RMA:

Step 1 – Mandatory Public Notification:

- Ryman is not requesting that the resource consent applications be publicly notified (as per Section 95A(3)(a) of the RMA); and
- The application does not include an application for the exchange of recreation reserve land under the Reserves Act 1977 (as per Section 95A(3)(c) of the RMA).

Step 2 – Public Notification Precluded:

- None of the relevant rules in the AUP or NES prevent public notification of the resource consent applications (as per Section 95A(5)(a) of the RMA); and
- The proposal is a discretionary activity and is for a 'residential activity'.

In light of the above (notably bullet point 2), public notification is precluded under Step 2 as the resource consent applications meet the criteria in Section 95A(5)(b)(ii) of the RMA.

The resource consent applications are, therefore, to be considered under Step 4.

Step 4 – Public Notification In Special Circumstances:

- There are no special circumstances in relation to this application;
- In considering whether special circumstances apply to warrant notification of an application, it is noted that special circumstances:
 - Are unusual or exceptional but may be less than extraordinary or unique; and
 - Unlikely to be justified where there is no evidence of adverse effects likely to arise from an activity.
- The application is not unusual or exceptional. The proposal is for an integrated residential development, which is an anticipated land use within the Residential – Mixed Housing Urban Zone and does not involve any activities / environmental effects that relate to matters of broader public interest or the use of strategic public resources.

Given the above, there are no special circumstances that warrant public notification of the resource consent applications.

8.2 SECTION 95B OF THE RMA – LIMITED NOTIFICATION

Section 95B(1) of the RMA requires a consent authority to determine whether to give limited notification of a resource consent application if an application is not publicly notified under Section 95A of the Act. This has been considered according to Section 95B of the RMA as follows:

Step 1 - Certain Affected Groups And Affected Persons Must Be Notified:

- Limited notification is not required under Step 1 as the Proposed Village does not affect customary rights groups or customary marine title groups, or a statutory acknowledgement (as per Section 95B(2) of the RMA).

Step 2 - If Not Required By Step 1, Limited Notification Precluded In Certain Circumstances:

- The resource consent applications are not subject to any rules in the AUP or NES that precludes limited notification; and
- Limited notification is also not precluded as the Proposed Village is not a controlled activity or a prescribed activity.

Step 3 - If Not Precluded By Step 2, Certain Other Affected Persons Must Be Notified:

- The proposal is not a boundary activity and is not a prescribed activity;

The resource consent applications for the Proposed Village therefore fall into the ‘any other activity’ category and any effects on any persons are to be assessed in accordance with Section 95E of the RMA in order to determine if limited notification is required.

8.3 SECTION 95E OF THE RMA - ASSESSMENT OF EFFECTS ON PERSONS

According to Section 95E of the RMA, a person is an affected person if the adverse effects of an activity on a person are minor or more than minor (but are not less than minor). In forming an opinion on the potential effects of an activity on a person, a consent authority is also entitled to disregard an adverse effect that is permitted by the AUP or NES.

Furthermore, and in accordance with Section 95E(3)(a) of the RMA, a person is not an affected person in relation to a resource consent application for an activity if the person has given approval for the proposed activity before the consent authority has decided whether there are any affected persons. In this regard, the Ministry of Education has provided their written approval on behalf of Selwyn College. Therefore, any effects on the owners or occupants of 203 or 245 Kohimarama Road, must be disregarded.

Based on the technical assessments and the summary of actual and potential environmental effects provided in Section 5 of the RMA, the following persons are considered to be

adversely affected by the Proposed Village to a minor extent in accordance with Section 95E(1) of the RMA:

- Owner / occupier of 249A Kohimarama Road – visual effects;
- Owner / occupier of 3A John Rymer Place – visual effects;
- Owner / occupier of 5 John Rymer Place – visual effects;
- Owner / occupier of 9 John Rymer Place – visual effects;
- Owner / occupier of 17 John Rymer Place – visual effects;
- Owner / occupier of 17A John Rymer Place – visual effects;
- Owner / occupier of 19 John Rymer Place – visual effects;
- Owner / occupier of 19A John Rymer Place – visual effects;
- Owner / occupier of 27A John Rymer Place – visual and shading effects;
- Owner / occupier of 29 John Rymer Place – shading effects;
- Owner / occupier of 35 John Rymer Place – shading effects; and
- Owner / occupier of 35A John Rymer Place – shading effects.

No other persons are considered to be adversely affected to a minor or more than minor extent in relation to any other potential environmental effects in light of the conclusions reached in the technical assessments attached to this AEE. The basis for this conclusion is summarised as follows:

- The proposal is for an integrated residential development that is anticipated in the Residential – Mixed Housing Urban Zone. The layout of the Proposed Village has been designed to be cognisant of the site coverage, setback and height in relation to boundary standards that apply across the Site;
- The additional building height beyond what is permitted for the Residential – Mixed Housing Urban Zone will integrate well with the topography of the Site, and any potential effects on adjacent properties are able to be mitigated by the generous setbacks, limited site coverage and extensive landscaping that is proposed;
- The ecological assessment by Freshwater Solutions (refer to **Appendix K**) concludes that the realignment of the intermittent watercourse will have positive environmental effects. Likewise, the effects of the proposed groundwater abstraction have been assessed as negligible by Tonkin and Taylor (refer to **Appendix G**). While Ryman is continuing its discussions with Ngāti Whātua o Ōrākei (as the landowner of the Site), no mana whenua groups have identified any concerns of note with these works as part of the construction and operation of the Proposed Village;

- As confirmed in the Civil Design Report by Beca (refer to **Appendix F**), 17 John Rymer Place will receive less overland flows off the Site in a 1% or 10% AEP rainfall event compared to a pre-development scenario;
- The geotechnical assessment by Tonkin and Taylor (refer to **Appendix H**) confirms that the excavations and retaining required for the Proposed Village are not expected to have any consequential effects on adjacent properties;
- Construction noise and vibration will be temporary and, for the most part, can be managed to ensure compliance with the relevant noise and vibration standards in the AUP. Appropriate controls will be implemented via the CNVMP to ensure that any exceedances are transient and the overall amenity values for adjacent residents are adequately maintained;
- The design and operation of the secondary vehicle access on Kohimarama Road will not adversely affect the safe and efficient operation of Selwyn College during morning and afternoon peak periods; and
- The AUP does not seek to preclude the use of the roading network for construction activities and there is a reasonable expectation that construction vehicles should be able to enter / exit the Site throughout the day, subject to such movements being undertaken in a safe manner. Further, a draft Construction Traffic Management Plan has been prepared that identifies the measures proposed by Ryman to ensure that construction traffic is appropriately managed and does not cause unreasonable disruption to the residents of John Rymer Place.

8.4 NOTIFICATION CONCLUSION

As a result of the analysis above, it is concluded that the resource consent applications for the Proposed Village can be processed on a limited notified basis to the 12 properties identified above in accordance with Sections 95A – 95E of the RMA.

9. CONCLUSION

Ryman propose to construct, operate and maintain a comprehensive care retirement village on an approximately 3.12 ha site in Kohimarama, Auckland. The Proposed Village will provide comprehensive care for elderly residents, ranging from those who are relatively independent through to those who require increased levels of care in an advanced care environment.

The Proposed Village will provide accommodation and aged care for Auckland's increasing elderly population to cater for the supply crisis in retirement living, and at the same time releasing much needed housing stock to Auckland's undersupplied housing market. Furthermore, the Proposed Village will provide economic benefit to the community and the local workforce during construction, as well as providing employment once operational.

The Site is well located in Kohimarama and has been identified for higher density development in the AUP. The location of the Proposed Village will ensure that the Eastern Bays area has a range of housing options available, and subsequently will result in a diverse residential population and community. The development will provide the elderly with an opportunity for frequent participation in social activities, and social engagement. The Proposed Village will make a positive contribution to the local community.

The actual and potential effects associated with the construction and operation of the Proposed Village have been considered in accordance with Section 104 of the RMA. It is concluded that any potential adverse effects generated by the Proposed Village will be appropriately avoided, remedied or mitigated such that they are limited in scale and extent. The level of development will be of an appropriate scale and intensity and will be in keeping with the form considered acceptable within the locality. The Proposed Village has also been assessed to be generally consistent with the relevant objectives and policies of the AUP.

Overall, it is considered that the establishment of the Proposed Village will be consistent with the purpose of the RMA and that there are no impediments to the grant of the resource consents sought by Ryman.



APPENDIX M

Construction Noise and Vibration
Assessment





APPENDIX N

AUP Objectives and Policies

