

Ōrākei Local Board

OPEN MINUTES

Minutes of a meeting of the Ōrākei Local Board held in the St Chads Church and Community Centre, 38 St Johns Road, Meadowbank on Thursday, 15 February 2018 at 3.00pm.

PRESENT

| | |
|----------------------------|--|
| Chairman | Colin Davis, JP |
| Deputy Chairman | Kit Parkinson |
| Members | Troy Churton Carmel Caridge Toni Millar, QSM, JP Ros Rundle David Wong |

1 Welcome

The Chairman opened the meeting and welcomed those present.

2 Apologies

There were no apologies.

3 Declaration of Interest

Member Churton declared a conflict of interest relating to all items in the agenda and these minutes concerning the Ōrākei Local Board's response regarding the application for resource consent for a development at 188-226 St Johns Road and 55-57 Ripon Crescent, Meadowbank, in particular items 16 and 18.

4 Confirmation of Minutes

Resolution number CR/2018/1

MOVED by Chairman CDavis, seconded by Deputy Chairman K Parkinson:

That the minutes of the Ōrākei Local Board meeting, held on Thursday, 16 November 2017 and the minutes of its extraordinary meeting held on Thursday, 14 December 2017 be confirmed as true and correct records.

CARRIED

5 Leave of Absence

There were no leaves of absence.

6 Acknowledgements

There were no acknowledgements.

7 Petitions

There were no petitions.

8 Deputations

Secretarial note: *Item 8.2 was taken at this point.*

8.1 Deputation - Police update for the Ōrākei Local Board area

Senior Sergeant Steve Samuels and Sergeant Rhys Smith were in attendance to brief the Board on crime prevention and trends within the local board area.

Resolution number CR/2018/2

MOVED by Chairman CDavis, seconded by Member T Churton:

That the Ōrākei Local Board thanks Senior Sergeant Steve Samuels and Sergeant Rhys Smith for their attendance and update.

CARRIED

Secretarial note: *Member Millar left the meeting at 3.44pm.*

Secretarial note: *Member Millar returned to the meeting at 3.46 pm.*

8.2 Deputation - Akarana Marine Sports Charitable Trust

Mark Taylor and Andrew Brookland, Akarana Marine Sports Charitable Trust and Natalie Allen and Greer O'Donnell, consultants were in attendance to present a proposal to progress planning at The Landing including reviewing the use of the Hardstand, formalising the arrangements for the Auckland Sailing Club building, investigating better use of some areas in The Landing to create more available space for events and storage and how The Landing can be made more available for use by the sports groups.

A powerpoint presentation and supporting documents were provided. A copy of each have been placed on the official minutes and is available on the Auckland Council website as a minutes attachment.

Resolution number CR/2018/3

MOVED by Deputy Chairman K Parkinson, seconded by Chairman C Davis:

That the Ōrākei Local Board:

- a) **thanks Mark Taylor and Andrew Brookland, Akarana Marine Sports Charitable Trust and Natalie Allen and Greer O'Donnell, consultants for their presentation and attendance.**
- b) **requests the Head of Commercial Leasing and Businesses to consider the proposal of the Akarana Marine Sports Charitable Trust and provide advice to the Board as to whether The Landing concept plan, approved at the Board's 8 August 2013 meeting, should be updated.**
- c) **requests the Head of Commercial Leasing and Businesses to investigate the options of leasing the Auckland Sailing Club building at 10 Tāmaki Drive, Okahu Bay to Akarana Marine Sports Charitable Trust and report back to the Board.**
- d) **requests the Head of Commercial Leasing and Businesses to investigate and review the use of the Hardstand area at The Landing and the return on investment and report back to the Board.**

CARRIED

Attachments

- A [Presentation: A proposal to progress to The Landing](#)
- B [The Landing: A proposal to progress planning](#)
- C [Outcomes](#)

8.3 Deputation - Aircraft Noise Community Consultative Group

Kevin Kevany was in attendance to report back to the Board on his attendance at the Aircraft Noise Community Consultative Group (ANCCG) meetings as the Board's special advisor.

Resolution number CR/2018/4

MOVED by Chairman C Davis, seconded by Member T Churton:

That the Ōrākei Local Board thanks Kevin Kevany for his presentation and attendance.

CARRIED

Secretarial note: *Member Millar left the meeting at 4.09 pm.*

Secretarial note: *Member Millar returned to the meeting at 4.12 pm.*

9 Public Forum

9.1 Public Forum - Eastern Suburbs Gym Club

Stefan Lecchi and Warren Boyes from the Eastern Suburbs Gymnastic Club were in attendance to provide an update on the development of the proposed new facilities in Colin Maiden Park.

A powerpoint presentation was provided. A copy has been placed on the official minutes and is available on the Auckland Council website as a minutes attachment. Resd uti on number CR/2018/5

MOVED by Chairman CDavis, seconded by Deputy Chairman K Parkinson:

That the Ōrākei Local Board:

- a) **thanks Stefan Lecchi and Warren Boyes, Eastern Suburbs Gymnastic Club for their attendance and presentation.**
- b) **requests the Senior Community Lease Advisor to work with Eastern Suburbs Gymnastics Club and Auckland Netball to progress a lease for the proposed building site within Colin Maiden Park.**

CARRIED

Attachments

A [Update on the Development of the New Eastern Suburbs Gymnastic Club within the Colin Maiden Master Plan](#)

9.2 Public Forum - Ellerslie Theatrical Society

David Blakely from Ellerslie Theatrical Society was in attendance to update the Board on the Society's lack of storage space to house its stage building sets.

A document in support of this presentation was provided. A copy has been placed on the official minutes and is available on the Auckland Council website as a minutes attachment.

Resd uti on number CR/2018/6

MOVED by Chairman CDavis, seconded by Member DWong:

That the Ōrākei Local Board thanks David Blakely, Ellerslie Theatrical Society for his attendance and presentation.

CARRIED

Attachments

A [Ellerslie Theatrical Society Inc: Storage](#)

10 Extraordinary Business

There was no extraordinary business.

11 Notices of Motion

There were no notices of motion.

12 Approval of Kupe South Reserve development plan

Joby Barham, Parks and Places Specialist was in attendance to speak to this report.

Resd uti on number CR/2018/7

MOVED by Chairman C Davis, seconded by Deputy Chairman K Parkinson:

That the Ōrākei Local Board approves the Kupe South Reserve Development Plan January 2018 (Attachment A of the agenda report).

CARRIED

Resd uti on number CR/2018/8

MOVED by Deputy Chairman K Parkinson, seconded by Member R Rundle:

That the Ōrākei Local Board requests Community Facilities to provide costings for the following projects from the Kupe South Reserve Development Plan for the consideration of the Board as part of the 2018-2028 Long-term Plan capital projects work programme:

- i. **Cycle racks and informal seating**
- ii. **Bollards to restrict vehicle access**
- iii. **Trim height of windbreak trees to the top of the tennis court boundary fencing, decrease width of windbreak and crown lift lower branches of the trees as required to improve sightlines across the site**
- iv. **Investigate removal of the hedge on the St James Anglican Church boundary and replace with a low fence to improve passive surveillance into the site**
- v. **Picnic area with shade trees**
- vi. **Playground upgrade - Address stormwater/drainage issues as part of upgrade**
- vii. **Basketball half court**
- viii. **Incorporate balancing trail through existing bush planting**
- ix. **Selectively thin and/or remove vegetation to reduce shading to tennis courts to alleviate health and safety concerns for court users**
- x. **Crown lift trees (as required) and thin out shrubs to reveal view towards the Waitematā Harbour (Supplement understory with low native amenity planting).**

CARRIED

13 Grant of a new community lease at 98 Abbotts Way, Remuera

Ron Johnson, Senior Community Lease Advisor was in attendance to speak to this report.

Resd uti on number CR/2018/9

MOVED by Deputy Chairman K Parkinson, seconded by Chairman C Davis:

That the Ōrākei Local Board:

- a) **grants a new community lease to the Men's Shed Auckland East Incorporated for the former depot building at 98 Abbotts Way, Remuera (Attachment A) subject to the following terms and conditions:**
 - i. **an initial term of ten (10) years commencing 15 February 2018 with one right of renewal of ten (10) years**
 - ii. **an annual rental of one (\$1) dollar plus GST per annum if demanded**
 - iii. **the Men's Shed Auckland East Incorporated pay a subsidised maintenance fee of \$500 plus GST per annum**

- iv. the lessee obtaining and adhering to all necessary resource and building consents and other approvals required for the proposed use
- v. the proposed works being carried out within the lease area by qualified trades people meeting all current health and safety requirements
- vi. a community outcomes plan be negotiated with the group and attached to the report as a schedule
- vii. all other terms and conditions in accord with the Community Occupancy Guidelines 2012.

CARRIED

14 Auckland Transport Update to the Ōrākei Local Board – February 2018

Fidelity Merrington, Elected Member Relationship Manager was in attendance to speak to this report.

Resolution number OR/2018/10

MOVED by Chairman CDavis, seconded by Member CGardge:

That the Ōrākei Local Board:

- a) approves \$140,000 from the Local Board Transport Capital Fund to undertake further investigation on an extension to the footpath (opposite Selwyn Reserve) in Tāmaki Drive.
- b) approves \$76,000 from the Local Board Transport Capital Fund to undertake further investigation of a footpath within Ngahue Reserve.
- c) requests that in all future Auckland Transport reports, the consultation items section is expanded to include Auckland Transport's response to and the outcome of the Board's feedback and Auckland Transport's final decision, including rationale, on any of the projects that the Board has provided its feedback on.

CARRIED

15 Panuku Development Auckland Local Board Six-Monthly Update 1 July to 31 December 2017

Carlos Rahman, Senior Engagement Advisor and Ad Vasa, Commercial Property Manager were in attendance to speak to this report.

Resolution number OR/2018/11

MOVED by Chairman CDavis, seconded by Member DWong:

That the Ōrākei Local Board:

- a) reiterates the Board's previous resolutions relating to Tagalad Reserve (9 Tagalad/6A Nihill Crescent) and requests an urgent update on when the report requested from the Board's meeting held on 16 March 2017 as set out below is expected to a business meeting:

Resolution number OR/2017/23

requests staff to report back to the Board within a reasonable time frame on the proposal to re-develop the former Mission Bay Bowling Club site on Tagalad Reserve (9 Tagalad/6A Nihill Crescent) for a multi-sport facility, noting in Pānuku Auckland Development's six-monthly quarterly update 1 July to 31 December 2016, "the reserve formerly occupied by the former Mission Bay Bowls [sic] Club has transferred from Council's community facilities department

to Pānuku for a robust investigation into future service requirements or possible disposal”.

Resolution number OR/2017/30

re-states its opposition to the sale of Merton Reserve, St Johns, and the whole of the Purchas Hill site, St Johns, and the Tagalad Reserve, Mission Bay, previously occupied by the Mission Bay Bowling Club.

Resolution number OR/2017/35

requests staff to report back to the Board on the suitability of the former Mission Bay Bowling Club building in Tagalad Reserve Mission Bay as a potential office for the Board and meeting space for the community.

- b) reiterates the Board’s previous resolutions from its meetings held on 16 March 2017 and 17 August 2017 relating to Merton Reserve and Purchas Hill:

Resolution number OR/2017/28

re-affirms the need to retain all present open spaces in the Ōrākei Local Board area, including Merton Reserve and the whole Purchas Hill site, St Johns, because of the anticipated population growth resulting from the Council's Unitary Plan, the Tāmaki regeneration area and the residential development proposed for part of Point England Reserve which will further reduce the amount of open space.

Resolution number OR/2017/30

re-states its opposition to the sale of Merton Reserve, St Johns, and the whole of the Purchas Hill site, St Johns, and the Tagalad Reserve, Mission Bay, previously occupied by the Mission Bay Bowling Club.

Resolution number OR/2017/152

again reiterates the Board’s opposition to the sale/disposal of 78 Merton Road, St Johns known as Merton Reserve and 84-100 Morrin Road, St Johns.

CARRIED

Secretarial note: *Member Churton declared a conflict of interest concerning the Ōrākei Local Board's response regarding the application for resource consent for a development at 188-226 St Johns Road and 55-57 Ripon Crescent, Meadowbank and took no part in the discussion and voting on this matter and left the table at 5.19pm during item 16 while the matter was being discussed.*

16 Chairman's report - Colin Davis

The Board’s responses regarding the application for resource consent for a development at 188-226 St Johns Road and 55-57 Ripon Crescent, Meadowbank and the proposal to schedule Spooner Cottage (The Anchorage), 347 Tāmaki Drive, St Heliers under Plan Change 7 to the Unitary Plan were tabled.

Resolution number OR/2018/12

MOVED by Chairman C Davis, seconded by Member D Wong:

- a) That the report be received.
- b) That the Ōrākei Local Board establishes an annual public-speaking Prize, details of which are as generally set out in the attachment appended to this report, to be known as the Ōrākei Local Board ANZAC Youth Prize, open to years 12 and 13 secondary school students who live within the Board’s area, to deliver a speech at the local ANZAC Day commemorative service and that the Civic Events Department include this project in the work programme for

2018/2019 onwards.

- c) That the Ōrākei Local Board of the Auckland Council submits the Stonefields Heritage Trail as an entry for the Local Government New Zealand EXCELLENCE Award for Environmental Impact and/or Best Creative Place categories.

CARRIED

Resolution number CR/2018/13

MOVED by Chairman C Davis, seconded by Deputy Chairman K Parkinson:

- d) That the Ōrākei Local Board's response regarding the application for resource consent for a development at 188-226 St Johns Road and 55-57 Ripon Crescent, Meadowbank, be formally endorsed.

CARRIED

Secretarial note: *Member Churton returned to the table at 5.24pm following the discussion on resolution d).*

Resolution number CR/2018/14

MOVED by Chairman C Davis, seconded by Member T Millar:

- e) That the Ōrākei Local Board's response regarding the proposal to schedule Spooner Cottage (The Anchorage), 347 Tāmaki Drive, St Heliers under Plan Change 7 to the Auckland Unitary Plan be formally endorsed.

CARRIED

Resolution number CR/2018/15

MOVED by Chairman C Davis, seconded by Member R Rundle:

- f) That the Ōrākei Local Board agrees that the Chairman be delegated the authority to make any final changes to the Board's responses regarding the above resolutions d) and e).

CARRIED

Secretarial note: *The Board's finalised feedback for the application for resource consent for a development at 188-226 St Johns Road and 55-57 Ripon Crescent, Meadowbank and the proposal to schedule Spooner Cottage (The Anchorage), 347 Tāmaki Drive, St Heliers under Plan Change 7 to the Unitary Plan are attached at the end of these minutes.*

Secretarial note: *Item 20 was taken at this point.*

Secretarial note: *Member Millar left the meeting at 5.42 pm.*

17 Board Member Report – Kit Parkinson

Resolution number CR/2018/16

MOVED by Deputy Chairman K Parkinson, seconded by Member C Girdge:

- a) That the report be received.
- b) That for the purposes of the Ōrākei Basin Management Plan and the Board's Terms of Reference for the Ōrākei Basin Advisory Group, the Board recognises the Ōrākei Basin Protection Group Inc. as "the Friends" and a nominated representative can attend the next Group meeting in that capacity.
- c) That the Ōrākei Local Board requests resolution b) be forwarded to the Ōrākei Basin Advisory Group and the Ōrākei Basin Protection Group Incorporated for their information.

CARRIED

Secretarial note: *Member Millar returned to the meeting at 5.47 pm.*

18 Board Member Report - Troy Churton

Resd uti on number CR/2018/17

MOVED by Member T Churton, seconded by Deputy Chairman K Parkinson:

- a) **That the report be received.**

CARRIED

MOVED by Member T Churton, seconded by Member T Millar:

- b) That representatives from the Mechanics Bay Heliport, Police and other helicopter operators advise the Board on their respective views on appropriate complaint options for residents regarding increased helicopter traffic over Ōrākei residential areas.

MOVED by Chairman C Davis, seconded by Member R Rundle an amendment to motion b) as follows:

- b) That the Ōrākei Local Board request officers to provide an update on resource consents, both current and under consideration, for helicopter land based activities in the Ōrākei Local Board area, noting that monitoring of helicopter activity in the air does not fall within Auckland Council's delegation, and any complaints must be to the Civil Aviation Authority (CAA).

The amendment was put and decided.

CARRIED

Secretarial note: *Member Churton requested his vote against the amendment to motion b) above be recorded.*

The Chairman put the substantive motion.

Resd uti on number CR/2018/18

- b) **That the Ōrākei Local Board requests officers to provide an update on resource consents, both current and under consideration, for helicopter land based activities in the Ōrākei Local Board area, noting that monitoring of helicopter activity in the air does not fall within Auckland Council's delegation, and any complaints must be to the Civil Aviation Authority (CAA).**

CARRIED

Secretarial note: *Member Churton requested his vote against item 18, resolution b) be recorded.*

Resd uti on number CR/2018/19

MOVED by Member T Churton, seconded by Deputy Chairman K Parkinson:

- c) **That the walkway option across Hobson Bay, on the south side of the railway line, which was assessed as part of the Glen Innes to Tāmaki Drive Stage 4 project, be added to the list of 100 priority projects under the draft Regional Land Transport Plan.**

A division was called for, voting on which was as follows:

| <u>For</u> | <u>Against</u> |
|-----------------------------|-----------------------|
| Member T Churton | Member C Girdge |
| Deputy Chairman K Parkinson | Chairman C Davis |
| Member R Rundle | Member T Millar |
| Member DWong | |

The motion was decided **CARRIED** by 4 votes to 3.

Secretarial note: *The Ōrākei Local Board at its meeting held on 19 October 2017 resolved: Resd uti on number CR/2017/212*

g) That the Ōrākei Local Board's submission on the Glen Innes - Tāmaki Drive Shared Pathway Stage Four and Ngapipi Bridge Widening be formally endorsed.

Extract from the Board's submission:

a. The Ōrākei Local Board agree the Ngapipi Rd Coastal route is the best option considering the constraints and balances outcomes effectively for a broad variety of users. The Board welcomes an elevated, foreshore cycleway weaving its way through the natural areas of Hobson Bay and Ngapipi Reserve.

19 Board Member Report – Carmel Claridge

Resd uti on number CR/2018/20

MOVED by Member C Claridge, seconded by Member D Wong:

That the report be received.

CARRIED

20 Board Member Report - Toni Millar

Don Anderson, Senior Readiness Advisor was in attendance to answer the Board's queries regarding the Civil Defence and Emergency Management issues reported in Member Millar's report.

Resd uti on number CR/2018/21

MOVED by Member T Millar, seconded by Member C Claridge:

That the report be received.

CARRIED

21 Board Member Report – Ros Rundle

Resd uti on number CR/2018/22

MOVED by Member R Rundle, seconded by Member C Claridge:

That the report be received.

CARRIED

22 Board Member Report – David Wong

The last page of Member Wong's report omitted in error from the agenda was tabled. A copy of the missing page immediately follows at the end of these minutes.

Resd uti on number CR/2018/23

MOVED by Member D Wong, seconded by Member R Rundle:

That the report as amended be received.

CARRIED

23 Ōrākei Local Board Workshop Notes

Resd uti on number CR/2018/24

MOVED by Chairman C Davis, seconded by Member R Rundle:

That the Ōrākei Local Board workshop notes for the workshops held on 2, 9, 23 and 30 November 2017 and 7 and 14 December 2017 be noted.

CARRIED

24 Governance Forward Work Calendar

Resolution number OR/2018/25

MOVED by Chairman C Davis, seconded by Member D Wong:

That the Ōrākei Local Board draft Governance Forward Work Calendar be noted.

CARRIED

25 Resolutions Pending Action

Resolution number OR/2018/26

MOVED by Chairman C Davis, seconded by Member T Miller:

That the Ōrākei Local Board resolutions pending action report be noted.

CARRIED

26 Consideration of Extraordinary Items

There were no extraordinary items.

5.53 pm

The Chairman thanked Members for their attendance and attention to business and declared the meeting closed.

CONFIRMED AS A TRUE AND CORRECT RECORD
AT A MEETING OF THE ŌRĀKEI LOCAL BOARD
HELD ON

DATE:.....

CHAIRMAN:.....

Item 16 tabled documents:

FEEDBACK FROM THE ŌRĀKEI LOCAL BOARD ON A RESOURCE CONSENT APPLICATION FOR A RETIREMENT VILLAGE AT 188- 226 ST JOHNS RD AND 55 & 57 RIPON CRESCENT, ST JOHNS, AUCKLAND.

Introduction: Board responsibilities and operation

1. Although this application is being processed under the Resource Management Act 1991, the Ōrākei Local Board notes that under the Local Government (Auckland Council) Act 2009 (LGACA), the Governing Body before making a decision described in section 15(2)(c), must ...

“consider any views and preferences expressed by a local board, if the decision affects or may affect the responsibilities or operation of the local board or the well-being of communities within its local board area”.

2. Under section 10 LGACA, the role of local boards, is set out as follows:

“A local board must be established for each local board area for the purposes of—

- (a) enabling democratic decision making by, and on behalf of, communities within the local board area; and*
- (b) better enabling **the purpose of local government** to be given effect to within the local board area.”*

3. The Purpose of local government under s 10(1) of the Local Government Act 2002 is to

- “(a) to enable democratic local decision-making and action by, and on behalf of, communities; and*
- (b) to meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses.”*

4. Should the matter proceed to a hearing by commissioners, the Board requests the right to speak at the hearing on the points below:

General Comments about Large Scale Development Applications

5. Local Boards across the region are facing challenges with ensuring developers comply with the new generous provisions of the Unitary Plan. Some will naturally test the Unitary Plan interpretations to give them the best commercial outcome. The Unitary Plan sets out clear zoning and height regulations under section H4 (Mixed Housing Suburban) and H5 (Mixed Housing Urban). The challenge for commissioners, if appointed, and the Council is when infringements are allowed, for example, to exceed the stated regulated heights, a precedent is set for other developers to then use to justify their future projects and proposals to this level, and thereby further endorse the "contraventions".

6. The Ōrākei Local Board advocates strongly for the integrity of the Unitary Plan to remain and for the Council to ensure that serious infractions will not be permitted/approved. What is decided and approved now in terms of zoning, height, height in relation to boundary, and other aspects of the Plan will determine what can be accepted in future.

7. Overall, the Board is not opposed to new developments provided they fully comply with all standards in the Unitary Plan. But the Board is opposed to infringement of the Plan. The Unitary Plan enables far more generous development opportunity than the previous district plan. And therefore, the way applicants respond to the Plan and the way planners assess infringements of it must also change.

8. Following on-going concern within the community, the Ōrākei Local Board has advocated very strongly for the Council's planning department to process applications in a way to ensure the development provisions set out in the Unitary Plan are treated as intended, and not treated as flexible provisions or guidelines which can be exceeded.

9. In this regard, the Ōrākei Local Board has requested greater evidential standards, particularly for any high-rise developments in residential areas. In December 2017 it resolved:

- a) *That the Director of Regulatory Services be requested to ensure that planning officers processing planning consents irrespective of size and type of application, exercise their statutory powers to check all evidentiary information provided by applicants for planning consents, including requesting any further information such as a theodolite report to ensure the following information is provided:*
 - 1) *Clear spot levels at crucial points around the relevant section i.e. on the boundary adjacent to the proposed building's edge, and around the proposed building's footprint.*
 - 2) *Overall spot levels to give an accurate measure for any cut and fill that may take place.*
 - 3) *Existing boundary lines in relation to existing fencing structures.*
 - 4) *All existing structures and their floor levels and ridge line levels.*
 - 5) *Clear measures from the boundary line to the proposed buildings on all sides and at the crucial points.*
- b) *That a copy of resolution a) be circulated to all local boards.*

OR/2017/244

Concerns about this Application

10. The proposed development, principally fronting St Johns Road, with alternative access from Ripon Crescent, includes basement car parking, landscaping, and six buildings ranging from 2 to 7 storeys tall. The residential units are a combination of care-based and independent apartments. The development includes communal indoor and outdoor amenities, and 293 car parking spaces.

11. Resource consent is required for several aspects of the proposal, including exceeding Unitary Plan height limits, setback requirements, removal of trees and part of a Significant Ecological Area.

Impact on Amenity and Ecological Values

St Johns Bush and SEA

12. The Ōrākei Local Board area is one of the most central and coastal-boarded areas located on the Auckland isthmus with a number of dominant ridgelines and arterial routes of which St Johns Road is one. The area also retains some of the last large, intact bush reserves in central Auckland – such as Kapa Bush and St Johns Bush.

13. The Urban Design Assessment report states at page 7:

“This part of the site is contained in an irregularly sided ‘bulge’ that pushes into a wider area of established bush and forms the boundary between St Johns College and St Johns Bush reserve. Trees in the reserve vary in height. Mature specimens are commonly 15m or taller (a Significant Ecological Area has been identified within the Auckland Unitary Plan: Operative in Part in this part of the site).”

14. The Significant Ecological Area (SEA) is clearly important enough for it to have been established by Auckland City Council and very recently confirmed in the Unitary Plan, including over part of the applicant’s site. As part of the “bulge” is within the SEA, the Boards’ view is that it should not be built on at all.

15. St Johns Bush lies on the north side of the centuries old Maori track that once linked the settlements between the Queen Street valley and the Tamaki River. The streams within the Bush flow down to a tidal inlet known today as Pourewa Creek, or originally Te Pourewa. When Bishop George Augustus Selwyn and his wife Sarah took over the St Johns College site it was mainly a wilderness of scrub, fern and secondary growth. At an early stage they set aside a steep-sided valley that they called the Glen which had a remnant of native bush and set about regenerating the Glen by planting fresh species and encouraging the spread of ponga and tree ferns. Nearly 2,000 native trees were planted for windbreaks and as a shelter belt. The Selwyns were helped by Henry William Appleyard (1813-1846), architect and landscape designer who worked with Miss Selwyn in designing the bush layout.

16. The bush was maintained until well into the twentieth century. Large oaks were planted. In December 2002, after campaigning by local residents led by The Friends of St Johns Bush and the former Eastern Bays Community Board, the Auckland City Council bought from the St Johns Trust the central three hectares and later two lots on the periphery to form the 5ha St Johns Bush.

17. The reserve is an important ecological sanctuary with mature and regenerating groves of native trees, forming a vital part of the extensive network of public reserves across the City. It has 160 identified different species of plants, including grasses, shrubs and trees. It is a valuable habitat and corridor for fish and birds.

18. The Board considers that the effect of the proposed development on the applicant’s site and on St Johns Bush will be more than minor. In this regard, ecological expert Dr Ruud Kleinpaste has stated:

“That particular field [i.e. the applicant site] is the source for the stream which goes through the bush; its quality has always been pretty good: there were koura and whitebait spawning sites (Banded kokopu). There will be no doubt that building activity and future hard surfaces will totally put an end to that stream’s quality. It is one of the few urban places in AKL [sic] where banded kokopu breeds.”¹

19. Over the years the Board has invested considerably in supporting community groups to continue and extend ecological restoration programmes in St Johns Bush as well as Kapa Bush (on the other side of the Pourewa Valley catchment). The well-being of our community, our ecology and amenity may not be best-served by the development proposals of the applicant, especially where it affects the bush areas and water catchment.

20. The Board researches – Ecological Assessment report dated October 2017 states at page 1:

*“The ecological assessment of the effects of the project has been refined following a decision by Summerset to **substantially alter the management of stormwater** such that stormwater will now be directed to an existing connection at Rutherford Terrace. Stormwater effects on the adjacent St Johns Bush will now be less than minor due to peak flow attenuation structures being constructed on the Summerset site which will ensure that even during a 100-year average recurrence interval (ARI) storm event the increase in stormwater flows to the reserve will be negligible (see S92 Response from Riley Consultants).”*

21. Given the delicate ecosystems in St Johns Bush, the Board asks for clarity about how much, if any, stormwater flows through to the St Johns Bush vicinity and why it is being considered negligible and therefore to have a less than minor effect from the proposed development.

¹ Email from Ruud Kleinpaste.

22. It needs to be demonstrated that the health of the bush which has evolved in response to the current/seasonal low and high water stormwater flows will not be detrimentally affected by the change in stormwater management through this area as proposed by the application. Diverting stormwater to Rutherford Terrace should seek to maintain current flows towards St Johns Bush and only divert the added stormwater volumes which need to be managed as a result of this change in land use (roof tops, hard surfacing etc).

23. Mitigation of the effects to St Johns Bush caused by changes to stormwater flows could be created to establish a buffer zone between the proposed development and St Johns Bush. A series of ponds with rocks designed to hold stormwater runoff during heavy weather events, would then release water to the bush in a measured way. The site at 63 Ripon Crescent has been purchased by the developer. This site could well become a community asset of man-made ponds, lined with rocks to feed into the bush. This would create a buffer zone to help manage stormwater flows from the proposed Summer set Development to St Johns Bush and Pour ewa Valley

Vegetation Management of the Applicant Site

24. The Board notes that the Greenscene reports focuses on trees and not other subcanopy vegetation such as shrubs and herbs that make up this important remnant. The Boresearchers Group report provides an assessment of the ecological value of the bush remnant both inside and outside the SEA. The application seeks to remove 280sq.m of the remnant from within the SEA.

25. The Ōrākei Local Board is strongly opposed to the removal of any native vegetation from the SEA, and even believes that the SEA should be extended to cover Area 2 identified in Figure 2 of the Boresearchers Group report as: Mature native trees and understorey.

Further, the Board does not support the removal of mature native and exotic trees, such as the oaks, from the site and any design of and construction of the site should work around trees.

Height, height in relation to boundary, set back and shading

26. The Board is most concerned about significant height infringements in the application and the negative affect of these on community well-being. The community has reason to expect a built environment of no more than three stories in this MHU Zone area.

Objective 2 of the MHU zone states:

*“Development is in keeping with the neighbourhood’s planned urban built character of **predominantly three-storey buildings**, in a variety of forms and surrounded by open space”.*

27. The Board has sourced and includes this summary table from an immediate neighbour² of the subject site which clearly demonstrates the level of infringement’s being sought :

| | Proposed Height | Infringement | Number of storeys |
|-------------------|-----------------|--|--|
| Building A | 14.7m | 3.73m Infringes over entire footprint | 3 storeys |
| Building B | 15m | 4.15m Infringes over entire footprint | 3 (4 storeys) This building approaches 4-storeys in real height due to a retained parking |

² Nicholas Albrecht (neighbour)

| | | | |
|-----------------------------------|--------|--|--|
| | | | podium facing the western boundary |
| Building C | 13m | 2.82m | 3-4 storeys |
| Building D | 19.8m | 8.8m Infringes over entire footprint | 5 storeys |
| Building E | 22.65m | 11.65m Infringes over entire footprint | 6 storeys |
| Building F | 24.15m | 13.15m Infringes over entire footprint | 7 storeys (this is actually up to 8-storeys in height) |
| Building G (Suburban zone) | 11.45m | 3.4m Infringes 8m building height under Mixed Housing Suburban Zone | 2-3 storeys |

28. It is clear that five of the seven buildings, B, C, D, E and F, will exceed 3 storeys. This will have a significant adverse effect on the social, environmental, economic and amenity values of the local community.

29. The Board notes some extracts from the Urban Design Assessment report³ which highlight adverse effects from height, height in relation to boundary, shading, sub-optimal set back of buildings and so on below:

Pages 15-16

"Building A is proposed to contravene the maximum building height and height in relation to boundary rules applying to the Mixed Housing Suburban Zoned Summerset St Johns Village properties west of the site (relating to a proposed roof projection). The height contravention relates to non-habitable roof space. The height contravention is proposed to be almost 4m in places.

Building B is proposed to contravene the maximum building height and height in relation to boundary rules applying to the Mixed Housing Suburban¹ zoned properties west of the site (relating to the roof form and part of a balcony). It is noted that this building approaches 4-storeys in real height due to a retained parking podium facing the western boundary. The height contravention is proposed to be slightly more than 4m in places.

Building C is proposed to contravene the maximum building height and height in relation to boundary rules applying to the Mixed Housing Suburban zones properties west and north of the site (relating almost entirely to non-habitable roof forms). This building is 4-storeys in total height in places, however this has been achieved by way of excavation below the natural ground level. The height contravention is proposed to be almost 2m in places.

Building D is proposed to contravene the maximum building height and height in relation to boundary rules applying to the Mixed Housing Suburban zoned school site to the east. The height contravention is proposed to be almost 9m in places.

Building E is proposed to contravene the maximum building height and height in relation to boundary rules applying to the Mixed Housing Suburban zoned school site to the east (the HIRB rule does not apply to the adjacent reserve due to rule H5.6.5.2.). The height contravention is proposed to be slightly more than 11.5m in places.

Building F is proposed to contravene the maximum building height and height in relation to boundary rules applying to the Mixed Housing Suburban zoned properties to the north (the HIRB rule does not

³ Munro, Ian. Urban design assessment: Retirement Village at 188-266 St Johns Road and 55-57 Ripon Crescent, Auckland for Summerset, May2017. Underlining or bolding added for emphasis by the Ōrākei Local Board.

apply to the adjacent reserve due to rule H5.6.5.2.). The height contravention is proposed to be slightly more than 13m in places.

Building G is proposed to contravene the maximum building height and height in relation to boundary rules applying to the Mixed Housing Suburban zoned properties to the west. The height contravention is proposed to be almost 2.5m in places.

A number of contraventions to the AUP: OP outlook requirements and outdoor living space requirements are also proposed. “

30. The Board is particularly concerned about Mr Munro’s commentary below for buildings D and G which will have a greater impact on the public realm due to their proposed heights and proximity to St Johns Road (a busy arterial road but with low height residential buildings and to Ripon Crescent (a generally quiet, one storeyed, residential neighbourhood).

31. Mr Munro comments on these two buildings are as follows:

*“However, it is noted that the decision to promote the height sought for Building D at St Johns Road and Building F towards Ripon Crescent, does result in a **juxtaposition requiring more detailed analysis**, including in terms of the MHU policy framework that emphasizes “predominantly three storeys”. And,*

*“It would have been preferable for building “G” to be **more convincingly expressed as a 2-storey building**, at least at the street frontage, and although much smaller than the other buildings proposed, it would still be larger than any existing building along Ripon Crescent. However, given that only the narrow end of a single building is proposed at this interface with the majority of the development set well back and away from this frontage, I do not consider that any adverse effects on “planned suburban character” or the existing streetscape character would be more than minor.”*

32. The Board agrees with this analysis, but not with his conclusion that “any adverse effects on “planned suburban character” or the existing streetscape character would be more than minor.” Further criticism of Building D is made by Mr Munro on Pages 22, 23, 24. From this assessment by a prominent Urban Designer, the Board concludes that Building D is the most problematic in the application, due to its height, bulk, its visual dominance over the public realm and its overall design which is completely incompatible with its location and setting.

Page 20 – northern boundary

“Due to separation distance and that most properties north of the site have their own principal outlook spaces orientated to the north, I do not consider that any other party north of the subject site is likely to be adversely affected by Building F (although it will be clearly visible to many).

The building will not comply with height in relation to boundary and maximum height controls, nor the outlook space requirements relative to 53 Ripon Crescent.”

33. The Ōrākei local Board does not agree with these comments and believes that the properties to the north of the site will be adversely affected and it should not be assumed or implied that residents will spend more time in the yards to the north of their dwellings. Some properties have gardens and courtyards; one even has a swimming pool on the south side of their dwellings and so residents do, and will continue to, make full use and have enjoyment of their whole property.

34. Further the elevation from Ripon Crescent shows a dramatic change to the neighbourhood’s built character and amenity, as viewed from the public realm of the street, due to the infringements of the height in relation to boundary and height controls.

*“However, if the access was a **primary access for goods and service deliveries**, staff access and visitor entry serving the whole development, then this could create an inappropriate change in Ripon Crescent’s quiet residential qualities. For this reason, it is recommended that management techniques be incorporated that do not publicise or advertise the Ripon Crescent access*

... although overall, I preferred a uniform 12m setback to minimise, overall, the likelihood of **nuisance effects on neighbours.**"⁴

35. The Board strongly objects to Ripon Crescent being the primary access for the reason given that increasing vehicle movements would create a significant and inappropriate intrusion on this residential street which would have more than minor effects on the well-being of residents and their continued enjoyment the amenity of the area.

36. The Board is concerned that "management techniques be incorporated that do not publicise or advertise the Ripon Crescent access" although this access is being promoted.

*"The third storey (and partial fourth at the point of the site's bench) warrant further scrutiny. I consider that the setback is sufficient to manage any visual privacy or acoustic amenity effects on neighbours, however the design of the roof form is perhaps **unnecessarily assertive**, especially in the context of the falling landform, where the slope makes the subject site and proposed buildings seem even taller than they are to neighbours. I would prefer that the gable roof forms facing external boundaries be modified so as to introduce hipped ends."*

*"Buildings D and F are the **most problematic**, even taking into account the setbacks and design treatments proposed. I consider that Building D is intentionally prominent so as to achieve a sense of address to St Johns Road and an intentionally urban character."⁵*

Page 23

*However, the scale of Building D will result in **adverse effects on the street**. While it will effectively signpost the development, add interest to the site and enhance passive surveillance, it will also add shadowing and building dominance effects that would in my view be minor (the existing tree screen, proposed landscaping, façade articulation and quality, and boundary setback are together sufficient to limit adverse effects at that magnitude).⁶*

37. The Board seeks elaboration on what the adverse effects are in the statement: "limit adverse effects of that magnitude".

Page 24

I do not consider that the eastern elevation of buildings D, E and F is sufficiently successful in terms of views from further afield than St Johns College. Although it is unlikely that viewers would be able to see the full length or height of the buildings, their expression as three connected buildings, rather than one long building, is not convincing. In my opinion, the singular mass that would be seen (particularly the upper levels of the buildings being composed of a similar material and colour) is excessive and inappropriate.⁷

38. The Board agrees with these Urban Design comments.

Impact of Traffic on Meadowbank and the Wider Community:

39. Traffic along the local arterial routes of St Johns Road and Kohimarama Road is increasing and capacity is being stretched; management of these roads continues to be a challenge. Building a 344-unit complex with an integrated 24/7 business activity and staff and servicing requirements in this largely residential area will more likely create significant additional traffic movements in this area, and place further demands on the already congested St Johns Road artery. The Board's view is that considerable increases in traffic movements will adversely impact the surrounding

⁴ Munro, Ian. Urban Design Assessment: Retirement Village at 188-266 St Johns Road and 55-57 Ripon Crescent, Auckland for Summerset, May2017. Page 21. Underlining or bolding added for emphasis by the Ōrākei Local Board

⁵ Ibid, Page 21-22.

⁶ Ibid, Page 23

⁷ Ibid, Page 24

residential neighbourhoods in Meadowbank, such as on Ripon Crescent, Rutherford Terrace and Ipswich Place.

40. The Board in particular notes the Traffic Planning Consultants Ltd report 26 October 2017, and is concerned about the following:

“Council’s Traffic Engineer has assessed the application.

Key issues which have been raised are as follows:

- 1. No reference has been made to consultation with Auckland Transport. Please outline any consultation undertaken, in particular:*
 - The road marking changes on St Johns Road which will require the approval of Auckland Transport and will be subject to the resolution process*
 - The provision of a flush median on St Johns Road to assist with the right turn movements to and from the site which would require the approval of Auckland Transport.”⁸*

And,

*“The details of the construction stages have not yet been determined, and this is a matter that will be fully dealt with through the normal **Construction Traffic Management Plan**, which should be a condition of resource consent.”⁹*

41. The Board is concerned about effects over a long period during the construction of the development which will have a significant impact on local residents and on traffic flows. Analysis of and consultation with Auckland Transport must be compulsory and a traffic management plan, as recommended by the traffic planning consultant, is essential.

The Board concurs that a Construction Traffic Management Plan is required and should be a condition of any consent.

“St Johns Road is a busy arterial with approx. 18,000vpd (in 2015) and shows significant growth i.e. 5% per annum over the last 3 years. Also, there are numerous other developments further east (like Auckland University East Tamaki Campus, intensification of Glen Innes area etc) which will contribute to significant traffic and public transport growth in the coming year.”¹⁰

*“As expected, the results show that delays would increase as a result of adding village traffic to the right turn exit from Ipswich Place, but that movement would still operate **within capacity**.”¹¹*

42. The phrase "within capacity" needs to be defined. The analysis of the integrated Truman Street and Ipswich Place intersections needs more detail. Issues such as bottlenecks, wait times, flow of heavy vehicles and traffic, impact on public transport routes need to be very carefully considered in the analysis.

43. The Board understands further discussions with traffic engineers have taken place and there is a proposal to make access in and out of the St Johns Road entrance 'left turn only.' The Board has mixed views on this and suggests that a roundabout could also manage this traffic circulation.

44. The Board is currently advocating to Auckland Transport and the Governing Body for budget in the Long Term Plan for a walking and cycling link from Gowling Drive to the Glen Innes to Tamaki Drive shared pathway. One of the key considerations and drivers for this initiative was that it would remove vehicles and requisite trips off St Johns and Kohimarama arterial roads and create an access way for shared path users and for St Thomas's School and Selwyn College students. The latter could save up to 600 vehicle trips on the St Johns Road and Kohimarama Road arterial roads. This development proposal potentially compromises these benefits for our community. We now face the challenge of approximate 2.6 vehicles per day – per unit to utilise the St Johns Road arterial route. This could result in additional 780 vehicles on the road – 2.6 x 300 units (conservatively).

⁸ Traffic Planning Consultants Ltd Traffic Addendum, 26 October 2017, Page 1.

⁹ Ibid, Page 4.

¹⁰ Ibid, Page 5

¹¹ Ibid, Page 5.

Planning Objectives and Cumulative effects of the Multiple Infringements:

45. Considerable value is placed by the local community on mitigating adverse effects from activities such as height, stormwater management and intensification, and the cumulative effects from resource management 'creep' of infringing developments. The Board's view is that if infringements are allowed above the stated regulated heights a precedent is set for other developers to advocate and justify their future projects and proposals to this level.

46. As already stated, the Unitary Plan sets out clear zoning and height regulations under section H4 (Mixed Housing Suburban) and H5 (Mixed Housing Urban). The Ōrākei Local Board advocates strongly for developments to comply with those standards in order to retain cumulative integrity of development under the Unitary Plan.

47. The Board has successfully advocated for a precautionary approach regarding other nearby high-rise developments. For example in 2017, Commissioners agreed with the Board's views regarding the proposed Todd Property development of an apartment complex in Stonefields which would have exceeded the Unitary Plan's height limits and have a negative impact on the surrounding area and the Stonefields Heritage Trail. The Commissioners rejected the application to exceed height limits along the southern perimeter of Stonefields.

48. The Ōrākei Local Board's view is that this development must be considered with the cumulative development activity in the overall area and the consequent impact on our communities. This means our communities are receiving significant change to their built environment. There are a number of major developments, proposed and underway, in the Ōrākei Local Board's area. These include:

- Housing NZ and SHA developments in Meadowbank
- Ōrākei Point – Ōrākei Village
- Kepa Road apartments
- Caughey Preston – Upland Road
- Corran School – Remuera Road
- Pukerangi Crescent – Ellerslie
- Waimarie Street - St Heliers (another proposed retirement village proposed).

Conclusion

49. Given the number of and significant infringements proposed with this development, the Ōrākei Local Board does not support the proposed development as submitted for the reasons set out in this paper. However, the Board would not necessarily be opposed if the development fully complies with all the standards in the Unitary Plan.

50. What the Ōrākei Local Board seeks:

1. To decline the application in its entirety
2. If the recommendation is to approve the application, the following should be required:
 - a. that no development occur within 10m of the SEA, and no native vegetation be removed from within the SEA,
 - b. That the forest ecosystem within St Johns Bush and the SEA remain in good health by ensuring that changes to the current stormwater management system that flows through into the St Johns Bush and waterway and from there into the Pourewa Valley catchment do not result in any reduction of flows through these areas,
 - c. That substantial trees, such as the oaks and karaka trees, are retained on the applicant property,
 - d. That Buildings D and G are substantially lowered and reduced in bulk to be more in keeping with the residential character of neighbourhoods in St Johns Road and Ripon Crescent,

- e. Recessive colours and glazing be incorporated to minimise negative visual impact of the buildings, and
- f. The applicant should work with Auckland Transport to provide a full technical analysis of the traffic impacts of the proposal, in particular, of turning in and out of the site, including consideration of a roundabout.

51. This submission was endorsed by the Ōrākei Local Board at its meeting held on 15 February 2018.

C. R. J. Davis
Chairman
Ōrākei Local Board.

**FEEDBACK FROM THE ŌRĀKEI LOCAL BOARD ON THE AUCKLAND COUNCIL
PROPOSAL TO SCHEDULE SPOONER COTTAGE (THE ANCHORAGE), 347 TĀMAKI DRIVE,
ST HELIERS, UNDER PLAN CHANGE 7 TO THE UNITARY PLAN**

- (1) In 1894, Captain Charles Spooner bought land on which the cottage sits and between 1894 and 1898 he constructed this cottage on the then foreshore as a holiday home. Following various property transactions following Spooner's death in 1907, and around 1929 the then owner erected a small garage/service station in front of the cottage, which somewhat coincided with the construction of Tāmaki Drive. In the early 1950s the garage was replaced with a two-storey building, and the Spooner Cottage was converted to two flats. When the garage operation closed and that building started to have different uses, no recognition was given to the heritage value of Spooner Cottage; it being merely referred to on developers' plans as simply two flats. The former Eastern Bays Community Board at that time sought Council protection for the Cottage, and only succeeded in having a protective bylaw put in to protect the corner of the Cottage from vehicles using the narrow driveway to access the rear car parking area on the site.
- (2) It is noticeable that little has been done to protect and restore the Cottage over the years. Although it has little visibility from Tāmaki Drive, it can be seen looking down from Auckland Road. The cottage nonetheless has a rarity value within its local context. It is timely that one of the few remaining buildings with considerable historic heritage significance in the eastern suburbs and particularly in St Heliers, is protected.
- (3) Accordingly, the Ōrākei Local Board supports Plan Change 7 to include the Spooner Cottage (formerly The Anchorage) with a Category B classification in the Auckland Council's Unitary Plan.
- (4) This feedback was endorsed by the Ōrākei Local Board at its meeting held on 15 February 2018.

C.R.J. Davis
Chairman
Ōrākei Local Board

Item 22 tab ed document:



Consultation with Youth Advisory Panel member – Qi via Cen



Dare to Explore – library hdi day programme with Remuera library manager – Sue Jackson



Ventia contractor working on Auckland Anniversary Sunday; Little Rangitoto Reserve – good work ethic

Musicians in the Parks – Dingle Dell and the NZ Opera team; 27 Jan 2018

