

**FEEDBACK FROM THE ŌRĀKEI LOCAL BOARD
ON A RESOURCE CONSENT APPLICATION FOR AN INTEGRATED
RESIDENTIAL DEVELOPMENT AT 12-22, 26-30A WAIMARIE STREET & 37
GLOVER ROAD, ST HELIERS AUCKLAND – NOTIFICATION DECISION.**

1. Oceania Healthcare Limited seeks land-use consent to construct an Integrated Residential Development on the combined site at 12-22, 26-30A Waimarie Street and 37 Glover Road, St Heliers.

General Comments

2. The applicant site rises steeply from Waimarie Street and a large portion has already been the subject of earthworks associated with a previous, unimplemented subdivision consent. The proposed stepped development will follow the up-sloped land contour of the site. Significant additional earthworks will be required.
3. The rear of 37 Glover Road is to be added to the development site leaving the front of the Glover Road property in its current form as a separate residential property. It appears that this site is not otherwise part of the development works.
4. The site is in an established urban neighbourhood with infill housing.
5. The whole of the site and the surrounding neighbourhood is zoned Mixed Housing Suburban (MHS). The Unitary Plan states:

“The zone enables intensification, while retaining a suburban built character. Development within the zone will generally be two storey detached and attached housing in a variety of types and sizes to provide housing choice. The height of permitted buildings is the main difference between this zone and the Residential – Mixed Housing Urban Zone which generally provides for three storey predominately attached dwellings.”

6. The Ōrākei Local Board (the Board) understands from this definition that the Unitary Plan envisages and provides for integrated residential development of the scale and form of this proposed development in this zone, provided the scale, form and appearance integrate positively with the neighbourhood. Each development therefore needs to be treated on its merits in relation to the proposed site and neighbourhood.
7. In addition, the proposed development is to be on an Outstanding Natural Feature (ONF), namely the tuff ring of the former volcanic crater, now developed as Glover Park. A large part (more than half) of the applicant site appears to be within the ONF overlay in the Unitary Plan. However, the site has been modified, and the slopes on the wider tuff ring have already been heavily modified for residential development for some time, in effect obscuring and damaging the wider tuff ring. The nearby St Heliers water tower, a prominent landmark, is also on the tuff ring.
8. The Board notes that while there are infringements, the developer has endeavoured to comply with the provisions and standards of the Unitary Plan to ensure that on the whole the form, character, intensity and scale of the development are relatively consistent, and integrate with new developments in the local neighbourhood.

Local Board Comments

9. 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”.

Ecological Amenity

10. The Board supports the retention of the two Pohutukawa trees and encourages the proposed landscaping, in particular the planting of mature specimens wherever possible within the development site, in addition to the rear of 37 Glover Road, to enhance the visual and natural amenity of the area and the ONF, and to minimise the intrusion of the development on the landscape, especially when viewed from and across Glover Park.

Parking and the Impact of Traffic

11. It is understood all access to the proposed development will be from Waimarie Street. It is noted that the number of existing vehicle crossings will be reduced. It is also noted that “no access to the proposal will be taken from Glover Road, except to enable maintenance of the landscaping” on the rear of the site.
12. It is noted that only 77 carparks, and 6 bicycle parks, will be provided for the 76 independent lifestyle units and 31 assisted living units and the 17 FTE staff. The application states that “the proposal provides sufficient (emphasis added) parking for residents and visitors” and that “sufficient” and “majority” of parking for residents and staff comply with the minimum standards of the Unitary Plan. Resident and staff parking will be in the basement, with visitor parking accommodated elsewhere on-site. It is accepted that daily visitor numbers cannot be assessed at this time. The words “sufficient” and “majority” imply that there will be a shortfall or some deficiency in the amount of parking to be provided. The Board seeks elaboration on this aspect of the application.
13. The use of “FTE” to describe staff numbers is not a clear indication of the number of staff who will be on site at any one time. It is probable that with such a large complex most staff will be on contracts with variable hours. It is not clear how many of the limited number of car and bicycle parks have been designated for staff.
14. Other visitors such as chiropodists, physio and other therapists, activity providers etc, who will be visiting the residents would require temporary parking; where would this parking be provided? It would be of concern if it is intended for any overflow parking for staff and visitors to be on-street.
15. From the material presented in the application, vehicle movements will be likely spread over the day. The Board considers that this could create a significant intrusion to Waimarie Street and could have more than a minor effect on the well-being of residents and their continued enjoyment of the amenity of the area.
16. Given the duration of development works and the removal of large volumes of spoil from the construction site, a Construction Traffic Management Plan will be necessary and should be a condition to any consent. The Board reserves the right to make comment on this Plan, and any further reports, when prepared.

Earthworks

17. Extensive earthworks are proposed to be progressively undertaken. This, noise and vibration are inevitable with such large-scale nature of the development, but there is the potential to exceed the Unitary Plan standards. The Board is concerned about the lengthy duration of the earthworks and construction, which will have a significant effect on local residents and traffic flows. Mitigation measures are required to ensure minimal and unreasonable disruption to existing residents and to the neighbourhood.

Outstanding Natural Feature

18. The Unitary Plan appears to be relatively silent on how to assess developments on an Outstanding Natural Feature (ONF), which in effect would destroy or significantly modify the tuff ring. This could lead to the conclusion that the application should be fully notified. However, while the ONF is important enough to be identified, the tuff ring has largely been modified by continual development over the years. This proposed development would not be unique in changing the landform of the ring.

Height and Height in Relation to Boundary Infringements

19. The proposed development includes infringements to the permitted 8m height standard. The application states the infringements to the roofscape are minor and are “imperceptible as a component of the roof form which they form part of”. These infringements also affect the height in relation to boundary controls and therefore in this respect the development also infringes. Although considered by the developer as being minor, it should not be assumed that the properties so affected by the height to boundary infringement, notwithstanding the proposed landscaping, will not be adversely affected nor impinge on the residents of the neighbouring properties from making full use and have enjoyment of their whole property. Otherwise, the proposal appears to comply with all other relevant standards for this type of development for this zone.
20. Although the height infringements would not be immediately obvious to viewers from the street or further away, the Board has taken a consistent approach with all developments and 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.
21. 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.
22. Nonetheless and notwithstanding the contour and nature of this site, the Board’s position is that if infringements are allowed to exceed stated regulated heights or boundary provisions, precedent is set for other developers to advocate against which to justify their future proposals to this level and therefore further endorse the “contraventions”.

37 Glover Road

23. While the application states that the “residential dwelling at the front of 37 Glover Road will be retained, and the landscaping of the escarpment behind (to the south of

the dwelling) will be visually retained (and significantly enhanced)”, there is no indication of the intended use for 37 Glover Road, apart from a large part of the rear of the site being included in the development site. This should be clarified, as it may have implications for assessing site coverage and other Unitary Plan provisions. Is it intended that the property is to be formally subdivided or is it the intention to develop the site subsequently in conjunction with the residential complex, as was done for the Rawhiti Estate Retirement Village with an adjacent site in Ara Street, Remuera?

Conclusion

24. The Board is not opposed to this proposed development but advocates that it fully complies with the provisions of the Unitary Plan.
25. Notwithstanding that the Unitary Plan envisages and provides for integrated residential development of the scale of this proposed development in this zone, because of:
- (i) the large-scale nature and bulk of the proposed development are out of the ordinary for this site and neighbourhood, and
 - (ii) the duration of the extensive earthworks and construction, and
 - (iii) possible parking shortfall, and
 - (iv) the height and height-to-boundary infringements, and
 - (v) the ONF identified in the Unitary Plan and covering more than half the applicant site,
- the Board recommends that the application have limited public notification, at the very least, ensuring that the owners of properties in Waimarie Street, not just the immediate neighbours, and of those properties in Glover Road that back onto the development site, are informed.

Ōrākei Local Board
17 January 2019.