

Table: Summary of anticipated adverse effects

Effects	Assessment and Mitigation Measures
Land Disturbance	The proposed land disturbance works will only occur within the site boundaries and therefore will not obstruct public space, private properties or network utilities. Appropriate controls will be implemented to ensure there will not be any discharge of dust that will be of a nuisance. The proposed land disturbance will be temporary in nature and will only occur in daylight hours, this will ensure noise, vibration, dust and traffic effects associated with the land disturbance works will be appropriately managed. Construction works will be managed to ensure compliance with the noise and vibration standards.
Streetscape and Character	The proposed activity will be an appropriate use of the site and the design of the proposal will contribute to the streetscape and character of the neighbourhood. The design of the building is sympathetic to the surrounding environment and takes cues from the architecture of the surrounding character area, the adjacent Temple and the wider Auckland context. The building façade has been designed to provide a well-articulated street facing frontage. While the proposed new building will extend into the Special Character overlay sites, open space will be retained around the dwellings which will help to ensure their historic character values remain legible. Extensive landscaping is proposed between the existing dwellings and the new building to create useable outdoor spaces and to soften the appearance of the new building to the rear of the character dwellings. The proposed community hall aspect of the development will add to the character of the neighbourhood through providing a place of gathering and celebration. This is consistent with the purpose of the zone as it provides for the social and cultural well-being of the neighbourhood.
Amenity	The proposed community hall will have adequate on-site amenity and the conversion of the dwellings at 24 and 26 Patterson Street will aid in creating additional amenity for those staying in the accommodation. A range of facilities will be provided to residents and members for living and recreational uses and facilitate other culturally appropriate social interactions. The proposal includes comprehensive landscaping around the exterior of the apartment building, with a combination of shrub and tree planting.
Bulk and Dominance	The building will be of a similar form and scale anticipated in the Mixed Housing Urban Zone. In saying this, the development does not comply with the height, landscaping, building coverage and maximum impervious area standards. However, the height, bulk, and location of the development would maintain a reasonable standard of sunlight access and privacy and minimise visual dominance effects to the adjoining sites and surrounding streets. A full Landscape and Visual Assessment has been prepared.
Noise	The proposed activities within the hall will occasionally exceed the Auckland Unitary Plan Operative in Part (AUP:OP) limit by up to 8 dBA during the nighttime period. These events will be within the permitted limits during the daytime period and will only exceed the noise limit occasionally. A full assessment of this has carried out in the Acoustic report. To mitigate the effects of these events, an acoustic screen fence will be constructed the length of the western boundary of the development. The

	events will also be limited in number throughout the year to ensure that these exceedances are limited over the course of a year. A Noise Management Plan will be prepared prior to the first event which will detail the site-specific mitigation methods used during events and will also outline the process for community liaison and procedures for handling events. The project is primarily providing a newer, more suitable hall facility for use by the existing Temple patrons. The events and associated acoustic effects will therefore largely remain the same as currently exists It is noted that as the project includes visitor accommodation above the hall, the management of activities in the hall will be respectful of these residents (being closer than other neighbouring residential properties). This will ensure that there will not be any adverse acoustic effects.
Transport	A Transport Assessment report has been prepared and the assessment concludes that the traffic effects of the proposal can be accommodated on the road network without compromising its function, capacity or safety. The project is primarily providing a newer, more suitable hall facility for use by the existing Temple patrons. The events and associated traffic will therefore largely remain the same as currently exists. The number of traffic vehicle movements will be greater than the permitted limit in the occasions for larger events at the Temple. However, this is only expected for limited events throughout the year and will occur outside of peak hours on weekends. The typical trip generation is anticipated to be within the permitted limit. To ensure that the traffic volumes can be accommodated on the surrounding roads, events will not occur at the hall while events are occurring at the Temple. This will reduce the effect of the surrounding traffic network. A Travel Management Plan will be developed to encourage visitors to use public transport and car sharing modes and control the flow of traffic for large events.
Infrastructure	The subject site is located in an area with high soakage. It is therefore proposed that additional on-site soakage for discharging stormwater runoff will be provided for the proposed impervious areas. Additional on-site testing is currently being undertaken to confirm the soakage capacity. If this testing indicates that additional soakage capacity is not met then additional stormwater mitigation will be provided. The Engineering assessment of water and wastewater capacity has indicated that the network has sufficient capacity for this development. The site has access to power and telecommunications services.
Stormwater/Flood Risk	Modelling has been undertaken as part of the flooding assessment by CLC Consulting which indicates that the flows on site do not meet the threshold for a flood plain and are instead a flood prone area.

Design Statement

Introduction

Project Summary

The following text describes the design intention for the proposed Mixed-Use Building located at 3-5 Arabi St and 24-26 Patterson St in Sandringham, Auckland.

The intention is to provide a building that serves two primary functions:

- A ground level hall with commercial kitchen and associated facilities to support events that are too large for the Bharatiya Mandir Indian Temple.
- Providing facilities for the marginalised community, as noted under 'Site Owner Intent' in the form of Studio / Hotel style rooms, with common lounges and dining facilities.

The design proposes a new building and refurbishment of the two existing properties on 24 & 26 Patterson Ave, to achieve this purpose.

Brief history of the Bharatiya Mandir Indian Temple Inc. Organisation

Conceptualised in 1986 by a group of immigrant Kiwi Indians based on the need for building a community hub for the growing Indian Hindu community to provide "a home away from home" feeling to the old and new generation with a larger view of practicing, celebrating, and sharing the cultural values and wisdom, and for the group to collectively assimilate, adapt, and integrate with Kiwi way of life.

Bharatiya Mandir, a charitable trust became fully functional in 1993 offering its members and the wider community services such as access to a prayer hall, library, talks and discourses by experts, functions/wedding halls and kitchen facilities, free community feasts on weekly, monthly, and yearly events and occasions, yoga classes, free language classes for young children, women, and youth groups etc.

Purpose of the proposed development

The Organisation wants to provide a culturally appropriate environment and short-to-medium term accommodation for the elderly who may be emotionally, physically, and financially stressed due to social evil such as elder abuse.

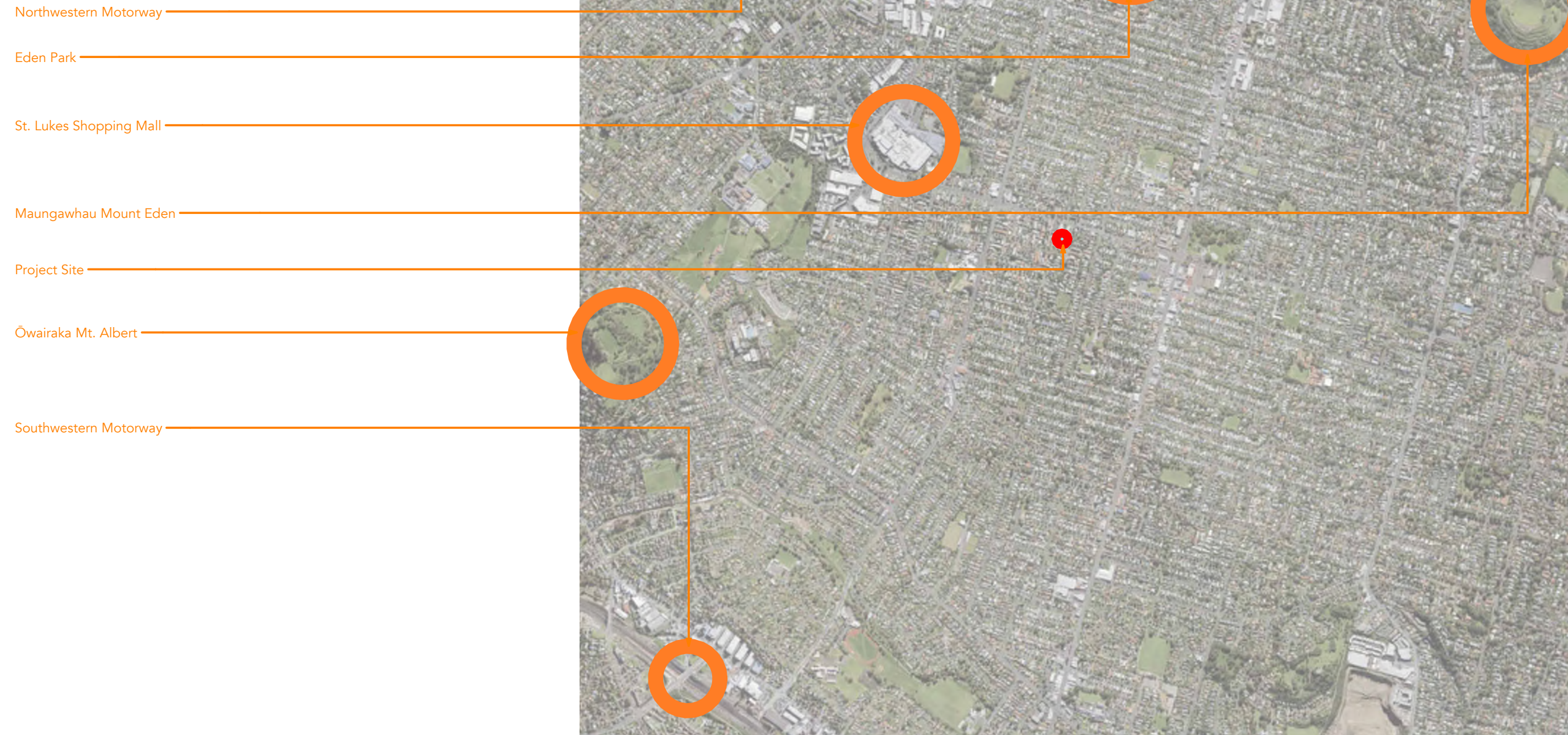
This will be a managed facility with a professionally run kitchen and dining providing quality accommodation, food, and access to regular social events at the Temple.

The facilities will not be run on a profit making commercial model but offered at a price just to cover its running and maintenance costs, which will be much lower than what the open market offers.

At this stage we don't envisage providing any medical care in the proposed boarding and lodging facilities.



Site Location Plan



Site Opportunities & Constraints

Site Context Statement

The following properties are owned by the Bharatiya Mandir Indian Temple Inc. For each, there is a summary noting the current use, relationship to this project and plans for development.

Property A:

Address: 252-254 Balmoral Road

Zone: H6 Residential - Terraced Housing & Apartment Zone

Description: Site of the existing Bharatiya Mandir Indian Temple. In terms of this proposal, the site would remain as it is with the exception being the removal of fencing along the boundary with 3 Arabi St (i.e. Property B). There are currently no other plans to develop this site.

Property B & C:

Address: 3-5 Arabi Street

Zone: H5 Residential - Mixed Housing Urban Zone

Description: Two lots, with existing single dwellings on each. These are the proposed properties earmarked for development as part of this project.

Property D & E:

Address: 24-26 Patterson Street

Zone: H3 Residential - Single House Zone

Description: Two lots, with existing single dwellings on each. These two properties fall under a heritage overlay in the Auckland Unitary Plan, thus the owner has decided not to include these as a part of this development. And there are currently no long term plans to develop these sites.



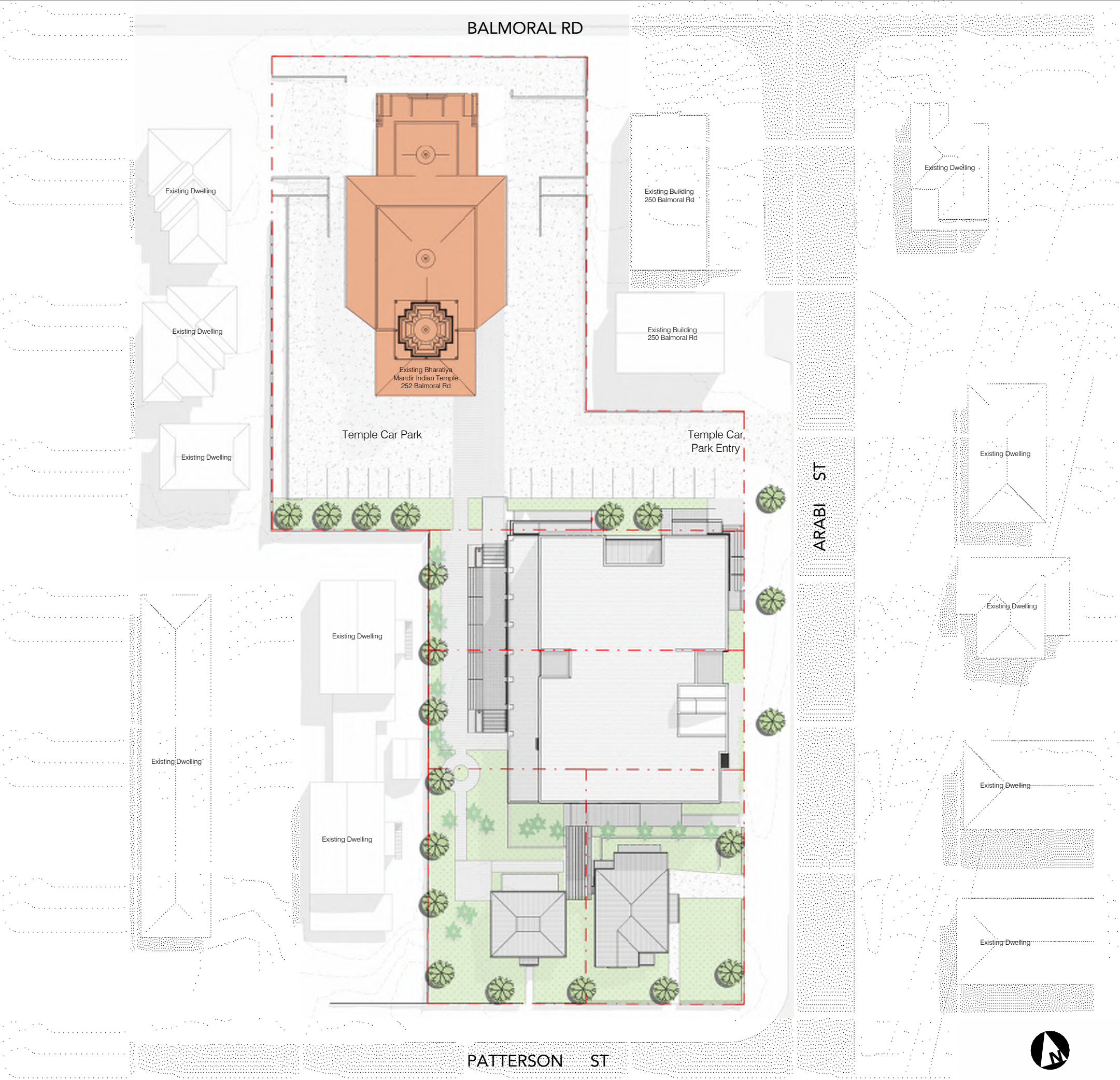
Proposed Site Plan

The proposed development retains the following:

- The Bharatiya Mandir Indian Temple on Balmoral Road.
- The existing houses on 24 & 26 Patterson Street.

The new features include:

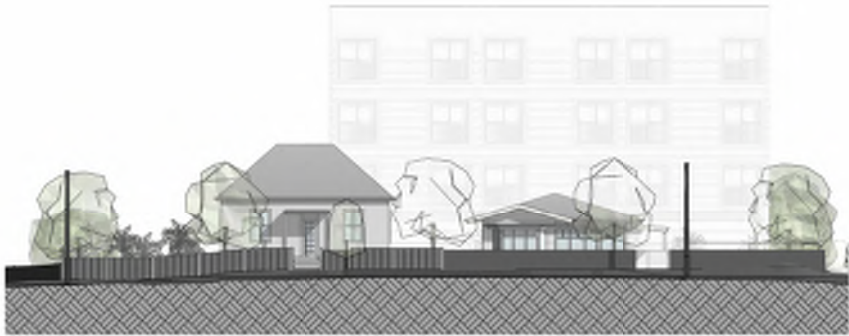
- A new hall and residential building on 3 & 5 Arabi St and extending onto the northern parts of 24 & 26 Patterson Street.
- Landscaping linking the existing Temple, houses and proposed building.



Proposed Street Elevations



1 Arabi Street Elevation
A01-02 1 : 200



2 Patterson Street Elevation
A01-02 1 : 200



3 Balmoral Road Elevation
A01-02 1 : 200

Perspective

Arabi St Elevation



Perspective

Driveway Entry



Perspective

Corner of Arabi & Patterson St



Perspective

Courtyard & Hall Entry



Perspective

Courtyard & Hall Entry

