

Record of a pre-application meeting (PRR00036383)

1. MEETING DETAILS

Date 11 February 2021 **Time** 10.30am – 11.45am

2. MEETING PARTICIPANTS - CUSTOMERS

Name	Area of expertise / profession / title
<u>Wen Yu (Andy) Tian</u>	<u>Applicant, KVEST INVESTMENT PARTNERS GROUP LIMITED</u>
<u>Michelle Fan</u>	<u>Applicant</u>
<u>Lyndsay Macauley</u>	<u>Architectural Technician, Archaus Limited</u>
<u>Chad McMan</u>	<u>Architect, Archaus Limited</u>
<u>Jason Evans</u>	<u>Urban Design</u>
<u>Nick Mattison</u>	<u>Director / Planner, CIVIX</u>
<u>Lance Hessell</u>	<u>Senior Planner, CIVIX</u>

3. MEETING PARTICIPANTS - COUNCIL

Name	Title	Role at meeting
<u>Andrew Henderson</u>	<u>Principal Urban Designer</u>	<u>Urban Design</u>
<u>Junitta Fretton</u>	<u>Senior Planner</u>	<u>Planning</u>

4. SITE & PROPOSAL

Site address of proposal

Street number and name: 20 Melia Place & 43A Vipond Road
Suburb, town or locality: Stanmore Bay

Brief Description of Proposal:

The pre-application proposal included:

- A site plan with building and lane layouts. This also indicates basic intentions for landscaping.

- A site plan indicating unit typology locations.
- Two closer scaled site plans.
- Site section line drawings with ground and height planes
- A planning brief explaining the proposal in broad terms.

As per information provided as part of the pre-application documents and in summary, the proposal is to:

1. Complete a boundary adjustment application to separate the Whangaparaoa RSA from the proposed development site to create Lot 1 (9,793m²) for the RSA and associated parking, and Lot 2 (1.8257ha) for the proposed IRD. See Figure 1 below of boundary adjustment.

Note: The subject boundary adjustment subdivision application is currently being processed by Council.

Note: the subdivision consent for boundary adjustment has now been granted.



Figure 1: Boundary adjustment showing proposed Lot 1 for the existing RSA activity and; Lot 2 the proposed 72 residential units.

2. As per typology plan illustrated in Figure 2 below, to develop 72 residential units (comprising of two-and-three bedroom units in separate development blocks) and to seek freehold titles for the residential units. A community facility is also proposed, which will be private and be under a body corporate type ownership. The communal facility is shown on the plan as an 'Olive Tree Grove – Reserve' with a site area of 3,922m² and adjoins a council reserve located at the South-Eastern corner of the site. It was indicated at the meeting that further design details of the community

facility are to be undertaken. Given the inclusion of a community facility, the customer has indicated the development of 72 residential units with a communal facility is classified as an Integrated Residential Development (IRD).

The residential units are proposed to have different typologies to provide variation and to respond to urban design principles.

Internal private roads will be constructed with access to the 72 residential units to be obtained off Melia Place with the Returned Services Association (RSA) facility off Vipond Road.

The proposed IRD will replace the existing bowling club on the site with the RSA building and related activities to remain at its current location.

The IRD will be retained as private land and will not be vested. It is noted the area of the IRD connects to the existing reserve located to the south of the site.



Figure 2 – Typology plan of the residential activity, area for the communal facility and the future location of the replacement RSA building.

5. RELEVANT MATTERS

Relevant Matters	
Urban Design	<ul style="list-style-type: none"> Refer to attachment 1 to the detailed comments provided after the pre-application meeting by Council's Urban Designer,

	<p>Andrew Henderson. Note, an error within the first line of the comments where it states 58 units. The updated plans provided prior to the meeting shows a density of 72 units.</p> <p>Note: If the applicant wishes, follow up discussions with Council's Urban Designer can be undertaken to address the layout and landscaping, on-site amenities and the built form of the residential units.</p>
Planning	<p>A) Refer to attachment 2 to email correspondences between Junitta Fretton and agent following the sharing of draft minutes and dated 8-9 March 2021. Attachment 2 discusses the existing environment (site description including topographical constraints and activities occurring on the site) and the overall receiving environment (existing development within the surrounding area) whereby the adverse effects of resource consent applications are to be assessed against. Attachment 1 forms part of the pre-application discussions following the first meeting.</p> <p>Note: Description of the site is included in the 2nd pre-application meeting outcomes following a site visit held on 25 March 2021.</p> <p>B) The following is noted from a planning perspective in relation to the residential component of the proposal:</p> <ul style="list-style-type: none"> • Integrated Residential Development (IRD) A detailed design of the communal facility is to be provided by the applicant. The detail design shall demonstrate how it meets the definition of IRD (see below IRD definition extracted from the AUP: OP) to warrant the classification of the activity as an IRD. Matters to consider as part of a 'communal facility' are: <ul style="list-style-type: none"> ○ Is the community facility a non-residential activity and if so, is it considered ancillary and supporting the primary residential activity? Note: the site area meets the first criteria of 'sites being greater than 2,000m²'. ○ How is the community facility integrated with the residential activity on the site both from a functional and design perspective? The facility is expected to be more than open space with landscaping planting. The design

	<p>of the open space should indicate that it would function as a recreation and / or leisure facility. For example, playgrounds, seating areas, outdoor barbeques areas that could be indicators that a recreational activity could take place or an inviting space for residents to commune.</p> <ul style="list-style-type: none"> ○ Is the area of the facility considered adequate relative to the number of residents it is intended to serve? ○ Will the communal facility frequently be used and are easily available for communal use by residents of the IRD? ○ Will the communal facility be for the exclusive use of the residents? How is the communal facility managed? Note: if the reserve is to be vested to Council then this would preclude the activity from being considered an IRD because they would not be integrated into the development. <p>On the basis of the activity meeting the definition of IRD, land use consent will be required as a discretionary activity under rule H3.4.1 [9].</p> <div data-bbox="598 1164 1503 1366" style="border: 1px solid black; padding: 5px;"> <p>Integrated residential development</p> <p>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.</p> </div> <p><i>IRD definition extracted from AUP: OP</i></p> <ul style="list-style-type: none"> • More than one dwelling per site <p>A residential development that meets the IRD definition may also be captured by another rule within the activity table for the zone in which it is located. Both rules, as opposed to the more specific rule only, apply to the activity. This approach is consistent with Council's assessment requirements following the decisions of the Environment Court in the Auckland Council v Budden declaration proceedings. Resource consent applicants will need to apply in terms of each relevant rule, and all relevant plan provisions need to be assessed as part of a bundled application.</p>
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Therefore, in addition to the IRD activity, land use consent will also be required for more than one dwelling on the site under rule H3.4.1[A6].

- New buildings

Non-complying activity consent is required for a new building on the site and rule H3.4.1[A36]

- Overall activity status for the residential component
In terms of the residential component of the application, the activity overall is non complying.

- Zone description, objectives and policies

For a point of reference, the below is the Residential – Single House Zone (SHZ) description, objectives and policies identified to be relevant to the subject concept proposal:

H3.1. Zone description

The purpose of the Residential – Single House Zone is to maintain and enhance the amenity values of established residential neighbourhoods in number of locations. The particular amenity values of a neighbourhood may be based on special character informed by the past, spacious sites with some large trees, a coastal setting or other factors such as established neighbourhood character. To provide choice for future residents, Residential – Single House Zone zoning may also be applied in greenfield developments.

To support the purpose of the zone, multi-unit development is not anticipated, with additional housing limited to the conversion of an existing dwelling into two dwellings and minor dwelling units. The zone is generally characterised by one to two storey high buildings consistent with a suburban built character.

H3.2. Objectives

- (1) Development maintains and is in keeping with the amenity values of established residential neighbourhoods including those based on special character informed by the past, spacious sites with some large trees, a coastal setting or other factors such as established neighbourhood character.
- (2) Development is in keeping with the neighbourhood's existing or planned suburban built character of predominantly one to two storeys buildings.
- (3) Development provides quality on-site residential amenity for residents and for adjoining sites and the street.
- (4) Non-residential activities provide for the community's social, economic and cultural well-being, while being in keeping with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.

H3.3. Policies

(1) Require an intensity of development that is compatible with either the existing suburban built character where this is to be maintained or the planned suburban built character of predominantly one to two storey dwellings.

(2) Require development to:

(a) be of a height, bulk and form that maintains and is in keeping with the character and amenity values of the established residential neighbourhood; or

(b) be of a height and bulk and have sufficient setbacks and landscaped areas to maintain an existing suburban built character or achieve the planned suburban built character of predominantly one to two storey dwellings within a generally spacious setting.

(3) Encourage development to achieve attractive and safe streets and public open spaces including by:

(a) providing for passive surveillance

(b) optimising front yard landscaping

(c) minimising visual dominance of garage doors.

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

(5) Encourage accommodation to have useable and accessible outdoor living space.

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

(8) To provide for integrated residential development on larger sites.

- S95 and s104 assessments

Acknowledging that each application is to be assessed on its own merits, the above description of the Residential – Single House Zone (SHZ) and related objectives and policies sets a guidance or baseline of effects to be taken into account including the built character anticipated within the zone when undertaking assessments under s95 and s104 provisions of the RMA.

Notwithstanding the absence of a detailed assessment of the design of built forms, the layout and on-site amenities (landscaping and on-site amenities for each unit), taking into account the receiving environment (average sites of 800m² with single dwellings) the proposed scale and intensity would not

	<p>readily integrate with the established character of the surrounding area in a manner anticipated by the SHZ.</p> <p>From an initial overview of all the objectives and policies including policy H3.1 (8) where it seeks to provide for IRDs on larger sites, <u>on balance</u>, the current intensity of development proposed is not compatible with the existing suburban built character of the surrounding area and overall the intensity anticipated by the SHZ.</p> <p>Further, in terms of ‘other matters’ assessment and acknowledging the proposal will positively assist with the shortage of housing supply, the proposal may potentially set a precedent for other similar type of intensity within the SHZ (unless there are distinguishing factors) and therefore the consistent administration of the SHZ framework in terms of the planned urban built character provided for by the SHZ provisions of the AUP: OP.</p> <p>As such and on a without prejudice basis, the current concept design will not be supported by Council and will likely notify any future application.</p> <p>This is a preliminary view only. A final determination on notification can only be made upon receipt of a formal application, site visit and review.</p> <p>C) Other relevant consent triggers:</p> <p>Note: The below list is not an exhaustive list of the triggered planning rules so a full planning check will need to be undertaken.</p> <p><u>Contaminants</u></p> <ul style="list-style-type: none"> It is a restricted discretionary activity to disturb more than 25m³ per 500m² and to change the land use where a Detailed Site Investigation (DSI) has been prepared and that DSI states that the soil contamination exceeds the applicable standard in Regulation 7 of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESC). If soil sampling cannot be undertaken on the
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	<p>entire site (e.g. green bowling area), then this is a discretionary activity.</p> <p>Note: A DSI with soil sampling was undertaken as part of the resource consent application that has now been withdrawn. The sampling identified parts of the site to contain asbestos / HAIL activities.</p> <ul style="list-style-type: none"> • Soil disturbance is a discretionary activity under Chapter E30 of the AUP(OP) because the redevelopment works will disturb a greater volume than 200m³ of soil. <p>Reports required: It is suggested for a Detailed Site Investigation (DSI) and subject to the findings of the DSI especially with regard to HAIL activities, to provide a Site Management Plan and Remediation Action Plan.</p> <p><u>Ground water</u></p> <ul style="list-style-type: none"> • Assess the groundwater levels and fluctuations around the proposed development area and assess it against the requirements of Chapter E7 in relation to ground water drawdown or diversion associated with dewatering of excavations across the site. Note: Check the permitted activity standard under rule E7.6.1.6 (3) <p>Report required: Groundwater Monitoring Assessment</p> <p><u>Land disturbance</u></p> <ul style="list-style-type: none"> • Assess the earthworks against Chapters E11 and E12 of the AUP: OP Reports and plans required: <ul style="list-style-type: none"> ○ Geotechnical Report ○ Retaining walls plans <p><u>Transportation</u> Chapter E27 of the AUP: OP – check parking standards / dimensions / maneuvering etc.</p> <p><u>Construction works</u> Address construction noise and vibration matters in relation to construction works. Suggest providing an Acoustic Report addressing construction noise to support the application. It will also be useful to</p>
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	<p>provide a Construction Management Plan outlining the extent of works including hours of operation, staging of works and mitigation measures such as dust, temporary noise barriers etc.</p> <p><u>Subdivision</u> Chapter E38 for Urban Subdivision provision for subdivision around land use.</p> <p><u>Existing land use activities (RSA)</u> Address the changes (e.g. parking, access, the use of the buildings etc.) to the existing RSA land use activity occurring on the subject site. Will any s127 applications be required in terms of the existing land use activity as a result of the proposed residential development? What are the effects from the operation of the existing RSA activity to the residential activity (noise, hours of operation etc.)? Consider obtaining written approval from the RSA.</p>
Engineering	<p>The following are engineering related reports and plans to be provided:</p> <ul style="list-style-type: none"> • An Infrastructure Report. • A Geotechnical Report. • Traffic Impact Assessment Note: also comment on whether Melia Place and surrounding roading network is able to accommodate the additional traffic volumes from the residential activity. • Erosion and Sediment Controls • Cross sections and retaining wall plan • Discussions with the relevant asset owner groups, including Healthy Waters and Watercare Services Limited to check wastewater capacity and Network Discharge Consent requirements. • Construction Management Plan to including staging of works

Preliminary conclusion on notification and outcome

As discussed above, the Council will likely not support your application at its current form.

This is a preliminary view only. A final determination on notification can only be made upon receipt of a formal application, site visit and review.

Information to support application	
Completed Application Form & Checklists	<p>You will need to gather together the relevant information and complete the relevant Auckland Council application form(s).</p> <p>Applications form and the information you need to provide with your application are available from our service centres or can be found here.</p> <p>You can now also apply online. This will save time and printing costs and you can track the progress of your application. Please remember to include this checklist with your application.</p>
All Plans	<p>All plans are drawn at 1:100 or 1:200 scale and show a north point, boundary dimensions and bearings, adjoining legal descriptions, street numbers and metric scale bars, datum point, site contours including spot levels on the relevant boundaries. A guidance note has been produced to what information needs to be shown on your plans.</p>
Assessment of Environmental Effects (AEE)	<p>This is a statement assessing the actual and/or potential effects on the environment of a proposed activity. A guidance note has been produced on how to prepare an AEE.</p>
Specialist Assessments	<p>You may need to provide written specialist report(s) to support your application, depending on the scale and significance of your proposal.</p> <p>As described above, in this case the following is considered necessary:</p> <ul style="list-style-type: none"> • Geotechnical Report • Infrastructure Report • Traffic Report • Ground Water Assessment • Construction Management Plan • Retaining walls and fencing Plans • Detailed Site Investigation • Urban Design Assessment • Landscaping Plan • Urban Design Report <p>Important Note: <i>The specialist assessments required above are advised based on the proposal provided for the pre-application meeting, should the nature and extent of proposal change, further specialist assessments may be required.</i></p>

Resource Consent Strategy	
Lodging your resource consent	<p>To obtain a resource consent, you must make an application to council.</p> <p>To avoid delays in processing your application you should:</p> <ul style="list-style-type: none"> • Make sure your application is complete in full (including all plans and technical documents. • Engage a professional (architect or consultant) to prepare your application as it can be technical.
Processing Costs	<p>A deposit will be charged when you lodge your application. This deposit will depend on the nature of the project. The deposit calculator gives an estimate of the deposit required.</p> <p>We will assess the total fees payable once your application has been approved. If the total fees payable are more than the deposit paid, you'll need to pay the balance, otherwise you will be given a refund.</p> <p>Interim invoices may also be issued for larger projects if processing fees exceed the initial deposit or additional costs are incurred.</p> <p>In some cases we may require a higher deposit to be paid. If this is the case we will advise you once the application has been submitted.</p>

General Information	
Auckland Design Manual	<p>The Auckland Design Manual (ADM) provides a resource for everyone involved in design, building and development to either share their great design stories with others, or to seek inspiration, tools and best practice advice from those who have already been successful. Auckland's planning rulebook, the Auckland Unitary Plan will articulate the rules for the future growth, whilst the ADM illustrates how to achieve the quality outcomes sought by the AUP (OP).</p>
Development Contributions	<p>Development contributions are the fees charged by the council for extra community and network infrastructure needed as a result of development projects. You will pay development contributions for residential and commercial development such as new houses, and subdivisions. The money collected from development contributions pays for the cost of public infrastructure that is needed to meet the additional demand from growth. This includes network infrastructure such as stormwater and transport, open space reserves and community facilities. To get an indication of the contribution please use the Development Contributions Estimator.</p>

	Water supply and wastewater services are not included in the Development Contribution. This is covered in the infrastructure growth charge . This charge is administered by Watercare.
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Important Information

The purpose of a pre-application is to facilitate communication between applicants and the council so that the applicant can make informed decisions about applying for consents, permits or licences.

The views expressed by council staff in or following a pre-application are those officers' preliminary views, made in good faith, on the applicant's proposal. The council makes no warranty, express or implied, nor assumes any legal liability or responsibility for the accuracy, correctness, completeness or use of any information or views communicated as part of the pre-application process.

The applicant is not required to amend their proposal to accommodate the views expressed by council staff. Further, it remains the applicant's responsibility to get their own professional advice when making an application for consents, permits or licences, and to rely solely on that advice, in making any application for consents, permits or licences.

To the extent permissible by law, the council expressly disclaims any liability to the applicant (under the theory of law including negligence) in relation to the pre-application process. The applicant also recognises that any information it provides to the council may be required to be disclosed under the Local Government Official Information and Meetings Act 1987 (unless there is good reason to withhold the information under that act).

All consent applications become public information once lodged with council. Please note that council compiles, on a weekly basis, summaries of lodged resource consent applications and distributes these summaries to all local boards and all mana whenua groups in the Auckland region. Local boards and mana whenua groups then have an opportunity to seek further details of applications and provide comment for council to take into account.

Prepared by:

Name: Junitta Fretton

Title: Senior Planner

Signed:



Date: 4 June 2021

Attachment 1

Urban Design Specialist Advice for: 43A Vipond Road & 20 Melia Place,
Stanmore Bay
Pre App Number: PRR00036383



22.02.21

Hi Junitta,

Thank you for the opportunity to review the pre-application proposal for a proposed IRD of 58 two and three bedroom units which are to be subdivided from an existing RSA building on the site. The proposed units are formed into long terraces, mostly between 4 to 6 units long. All vehicular access routes proposed on site are private lanes of varying widths. The proposal is located at 43A Vipond Road & 20 Melia Place, Stanmore Bay. Limited detail was provided at pre-application for review.

Further to the meeting held Thursday 11th February, please find below my urban design comments for inclusion in the pre-application meeting minutes:

Design Comments

The pre-application proposal included:

- A site plan with building and lane layouts. This also indicates basic intentions for landscaping.
- A site plan indicating unit typology locations.
- Two closer scaled site plans.
- Site section line drawings with ground and height planes
- A planning brief explaining the proposal in broad terms.

The plans are of good quality and helpful in providing a basic high-level overview and understanding of the proposal's intentions. No other detailed information was provided for review.

The Council planner was advised that only high-level urban design comments would be provided at the pre-application meeting due to workload constraints and there being limited time to review the proposal prior to the meeting. The applicant was advised at the meeting that only high-level comments would be provided and more detailed comments provided in the minutes. Comments respond to the level of detail provided.

Overarching Matters

Initially I raised two key aspects of this proposal at the beginning of the meeting; 1 - a query on what aspects of the proposal make it an IRD and 2 - regarding the multi-unit built form of development proposed within the single House Zone (SHZ). These matters were raised at the beginning as I consider they have overarching design implications on the proposal, from high level layout matters down to the detailed design of streetscape response and built form. The applicants discussed this in much detail. An area of left-over open space was identified as the proposed communal facility and the applicants stated they are of the view that multi-unit development of this scale is an appropriate built form anticipated by the SHZ.

With regards to the IRD matter, only a large area of vegetated open space at the south of the site is being proposed as the communal facility element to be 'integrated'. This gives me concerns with the proposal being an IRD. Notwithstanding, no detailed information was provided for review on the

proposed communal facilities other than a location being indicated. I reserve judgement at this time and recommend that further pre-application discussions are held once the applicants have a more detailed understanding of the communal facilities they are proposing. In my opinion the design of an IRD needs to fully integrate the residential component and the communal facilities together and this affects site design, therefore it needs to be considered at the initial design stage.

The applicants stated they consider IRD's allow for more intensive and higher density development. I disagree that 'IRD development' itself necessitates an intensification of built form and that it should be guided by the objectives, policies and development controls of the zone in question.

With regards to built form in the SHZ, in my opinion multi-unit development is not expected and such proposals for long terraces would be contrary to the zone provisions and out of character with the established neighbourhood.

Other Key Design Matters

Layout

Overall, in terms of layout, the proposed main spine access route in a dog leg shape through the site connecting the site's two access points is generally logical. The off-shoot access routes from this spine lane also appear generally logical. The architect's basic layout approach, from a high level has some merit but more detailed information would be needed to see how built form relates to the streets to understand the effects generated. The western edge of the main access route is fronted by units, suitably framing the street edge. However, the positioning on the eastern side results in buildings presenting only side elevations to front onto the main access route, limiting streetscape framing, activation and surveillance outcomes.

Other layout related matters such as clear fronts and backs to units and dwellings fronting streets may possibly be of concern. The proposed layout may cause some streets to have limited activation. More design consideration and detail is required to understand how this will work well.

Streetscape/Movement

The provision of private lanes supporting the whole development rather than a publicly vested street is heavily questioned, especially given the number of new houses. The level of amenity provided for onsite appears less than that of a typical street of adoptable standard. Paths are under width and not fully connected through the site. It is recommended that standard vested streets are provided as much as possible on site, at least for the main spine road. While vested streets are preferable from an urban design perspective given the size and scale of the proposal and additional population proposed, proposed lanes may be acceptable if they provide the same standard of pedestrian and visual amenity and safety as publicly vested streets. The secondary lanes are narrower and some are obviously only of service level design with minimal opportunities for amenity. The lane servicing the two blocks of 4x3 bedroom units with a basement garage appears very tight and of limited amenity. This is of concern given the number of proposed units accessed as a higher level of amenity would generally be expected.

Density and Intensity

The level of density and intensity of development with the restricted level of spaciousness appears higher than what would be expected within a single house zone. I have concerns that this will have a substantial effect and be inconsistent with both existing and planned character of the SHZ. The proposed bulk, massing, height, length and typology of multi-unit development exacerbates this effect in my opinion.

It is noted that building height will be exceeded and I am generally not comfortable supporting this in such a low density and scale zone. Where exceedances are minimal and due to a designed roof form to help break down bulk and massing effects of built form, exceptions could be acceptable but not to gain additional habitable floors.

It is also noted from the section plans that significant ground level cuts are proposed. It would appear that these are more than necessary to address a sloped site and proposed instead to accommodate three storey built form and height. This would need to be clarified further in a consent. Significant earthworks to achieve additional living floors to address maximum height is generally not supported from a design perspective.

A number of typologies have a basement level which is fully subterranean on the rear side as it cuts into the land. I have concerns with living space in these subterranean parts of the dwelling due to reduced amenity, lack of light and overall liability. It is recommended that this outcome is avoided where possible. If proposed, clarity will be needed to show how effects are addressed and amenity is provided.

Car Parking/Garage door Dominance

The proposed site plan looks like its private lanes will be dominated by parked cars and garages, reducing amenity of the streetscape. This is both the on-lane carparks and the large wide vehicle crossings along the front of each terraced block. Further consideration on how to reduce this provision and screen/soften effects is recommended.

The pedestrian access situation to the rear western blocks and the provision of privacy and amenity to outdoor space given their proximity to each other or laneways needs to be considered and explained. Careful attention to avoiding any loss of amenity as spaciousness is reduced.

Other Critical Design Matters

No detailed information has been provided to allow an understanding of lane design, public realm interface, front yards, building setback compliance, relationship to neighbours, building relationships to each other, outdoor space provision, detailed landscaping and terrace unit design. Further detailed information and design assessment is required for review. Specifically, the relationship buildings have with the street, the effects of bulk and massing, the created streetscape character, the relationship western blocks have to each other and the separation distance between all blocks along the spine

lane. These are all areas of concern that need further design consideration to ensure acceptable character and levels of amenity and design quality are achieved.

Clarity on how the character and amenity of the intended single house zone is being provided by this proposal also needs to be explained in detail by a design statement. This should address the key fundamental provisions of the zone and talk to matters raised above.

I recommend another pre-application would be beneficial to work on matters raised above and once the proposal is in more detail.

Information to support future consents

The following information (not an exhaustive list) is recommended to support a consent:

- Full coloured architectural plan package
- Material, colour, and built form architectural mechanism palette information
- Architectural simulations of expected street outcomes.
- Long street elevation plans of all lanes/blocks to scale including structures.
- Consideration of wider views from surrounding neighbourhood.
- Plans showing lane hierarchy and detailed design outcomes.
- Detailed cross-sections of internal lanes, front/rear yards and boundary treatments.
- Detailed design statement addressing all aspects of the proposal and design mitigations.
- Clarity on IRD provision, communal facilities and integration.
- Assessment of density and intensity in comparison with surrounding zone expectations
- Detailed landscape plan
- Waste Management plan with clear plans indicating how waste is managed on site and bin collection day.
- Lighting Plan

Urban Design Panel

The applicants requested to take the proposal to the Urban Design Panel for independent design review. I advised at the meeting that I considered it didn't need to go to panel but that I would discuss with my Team Leader and the UDP Team for their input.

On Wednesday 17th February the following text was emailed to the agent/applicants explaining that after discussion the proposal would not be taken to the UDP for review. My Team Leader (Chris Butler) followed this up with a phone call to the agent upon a request to discuss it further.

"Hi Nick,

I have now spoken with my Team Leader and the Urban Design Panel (UDP) team regarding taking the above proposal before the UDP for independent urban design review/advice. Upon review of the proposal submitted, we have determined that the proposal will not be taken to the panel for their review.

There are a few reasons for this as follows:

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- *There are a two key policy matters (IRD compliance, Zone/Character compliance) which influence the whole proposal and it is not the UDP's place to become involved or provide comment on those matters. Those matters should be left to Council's Officers to provide comment on.*
 - *Generally, while a proposal may meet some of the triggers to go to panel this does not automatically mean it will be taken to Panel.*
 - *There needs to be design aspects that warrant the benefit of gaining independent UD advice. The proposal does not provide this significantly to warrant UDP involvement.*
 - *This proposal is on the smaller scale to not warrant UDP involvement. Further, due to the demands on the UDP, there is a requirement to prioritise more significant developments for their review.*

Ultimately the decision rests with myself as the processing urban designer and with my TL and UDP Team, in our opinion on the balance of the above reasons, it is not justified to take this proposal to Panel for review.

I hope the above provides clarity on the matter of UDP attendance.

I will now work towards providing Junitta urban design comments of the pre-application proposal for her minutes.

Kind regards"

Should you wish to discuss anything further regarding the above, please do not hesitate to contact me.

Yours sincerely,

Andrew Henderson
Principal Urban Designer

Junitta Fretton

From: Nick Mattison s 9(2)(a)
Sent: Tuesday, 9 March 2021 5:48 PM
To: Junitta Fretton; Lance Hessel
Subject: RE: Melia Place - examples of other IRD's with minimal to no community facilities.

The land will be retained and not vest

From: Junitta Fretton s 9(2)(a)
Sent: Tuesday, 9 March 2021 2:15 pm
To: Nick Mattison s 9(2)(a); Lance Hessel s 9(2)(a)
Subject: RE: Melia Place - examples of other IRD's with minimal to no community facilities.

Hi,

Thanks for your comments Nick.

Prior to insertions of further comments into the meeting memo please see below my clarification questions or comments in blue.

Also, can you confirm your approval for Andrew and I to visit the site on the 25th March.

Thanks.

Junitta Fretton | Senior Planner
Northern Resource Consenting & Compliance
Ph s 9(2)(a)

Visit our website: www.aucklandcouncil.govt.nz

From: Nick Mattison s 9(2)(a)
Sent: Monday, 8 March 2021 2:38 PM
To: Junitta Fretton s 9(2)(a); Lance Hessel s 9(2)(a)
Subject: FW: Melia Place - examples of other IRD's with minimal to no community facilities.

Hi Junitta

Thanks for the draft meeting minutes and formal UD comments

Just so we are clear on a few points or for council's consideration prior to the issue of final minutes

- 1) There is a development at 3 Melia Place that has a density in excess of the site sizes you reference – this is a key part of the existing environment – especially for anyone approaching the development from Melia Place
- 2) The site has the RSA adjoining a large part of its future common boundary with a community activity established on it and over 100 at grade car parks – this should again form part of the commentary on the existing environment. It appears the focus is on the existing standard residential allotments rather than what is occurring for this site and sets it apart from other SHZ zoned sites.

- 3) At present there is no real acknowledgment of the nature of this site and its surrounding limited interface to other properties.

I refer to the above points. As per general practice, I concur that the existing environment are whereby the adverse effects of the application is to be assessed. This includes but not limited to the existing environment at 3-9 Melia Place as well as the existing RSA building and related activities. I will add this statement into the memo accordingly.

Further, I will insert a brief description of the site with a disclaimer regarding a description of neighbours interface with the application site will be subject to a site visit.

- 4) There is no comment on the ability of this site to provide a valuable connection to the existing reserve and how this caters in itself (while not relying on it for an IRD) for additional residential capacity. Hopefully some of these things will be reviewed in greater detail post site visits being undertaken by yourself and Andrew. – [Noted. Also see my comments below.](#)
- 5) The Large grass area (Olive Grove) was always to be developed with specific facilities to ensure the development is able to meet the definition of a IRD – we just have not got around to designing this yet and is [being worked on by parks and community asset planners](#) to ensure what is provided caters for the community envisaged to be developed – this was noted during the pre application meeting

I refer to comment 5 above:

–You have indicated above that the design is being worked with Parks and Community Asset Planners. To identify the activity that is to be assessed (and activity status) specifically the nature and classification of the olive grove to be developed particularly in terms of IRD definition or criteria, can you confirm whether will this area be vested to Council as a reserve?

I am aware of the direct referral the environment court of the Sandspit case

As noted we have also got a IRD approved for fast tracking consideration with lodgement occurring this week. The decision on that consent will therefore be released in 6 weeks time and will have an impact on this consent in my opinion noting council treating these as non-complying activities and that sets a precedent. We will feed that decision into any further correspondence with the council. As noted that site has a far greater public interface compared to the subject site which is screened largely from the wider residential catchment.

Below is a table breaking down IRD's we are aware of and the issue of the provision of communal facilities – with the unit numbers proposed and the amount of communal land area (to be treated with facilities) we far exceed those considered to be IRD's – as a result we would like your review of these

[This all comes down to the 'communal facility definition' and your proposal details in terms of appropriateness of the size and its adequacy \(function and design\) to service the residential development. It is not up to me to say at this point whether the size and facility are appropriate or not particularly given the absence of a detailed design of the communal facility.](#)

If we are talking about the character of zoning then the consent for 387 and 389 Hibiscus is relevant for an over height apartment building in the SHZ (similar to the Sandspit example but not potentially as intensive) – Andrew and yourself should have consideration of this council decision as part of a review noting the concern about three terraces as part of this proposal and their consistency with the zone's intent.

[Thank you for providing the table below showing other IRD developments that are either in process or have been approved throughout Auckland. It is noted that the below table shows only the Nola Estate application being fully located within the SHZ with other applications located in both a SHZ and MHU and MHS zones. IRDs are restricted discretionary activity within the MHS and MHU zones \(subject to meeting relevant development standards\) whilst IRDs in the SHZ are discretionary activities. It is further noted that IRD applications within MHU and MHS Zones complying with relevant standards can be considered without public or limited notification. An assessment of the differences of the anticipated character and related scale of IRDs between these zones should inform the basis of](#)

your overall planning assessment when both from an ‘effects’ and ‘objectives and policies’ perspective as well as ‘other matters’ within the SHZ.

I acknowledge that the future decisions for the Nola Estate application and the application at Sandspit (wholly located within SHZ) may potentially have an impact on how Council treat IRDs (and non complying activity for multiple dwellings) in the SHZ but in the meantime, council continue to apply its current approach. Irrespective of the consents approved up-to-date, we have to assess the subject application based on its own merits and as mentioned above, having to take into account the existing environment. It is also of note, the development at 3 Melia Place forms part of the existing environment, noting this application was granted in 2013 and was assessed under the provisions of the Rodney legacy plan. This is similar to the IRD at 387 and 389 Hibiscus Coast Highway, Orewa where it was assessed both under the legacy plan and AUP provisions with more weight given to the legacy plan with regard to the IRD activity. This is only from my brief overview of the decision for this consent.

For your background information and to provide a bigger picture in relation to IRDs, the below is Council’s interpretation of retirement villages as it relates to IRDs.

A retirement village is defined in Chapter J Definitions of the AUP(OP) as:

“A managed comprehensive residential development used to provide accommodation for aged people. Includes: The use or development of any site(s) containing two or more units that provide accommodation, together with any services or facilities, predominantly for persons in their retirement, which may also include their spouses or partners; and Recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities accessory to the retirement village. Excludes: Dwellings.”

Where a retirement village is proposed on a site greater than 2,000m², it will also be an IRD. This is clear from the express inclusion in the IRD definition that states, “for the avoidance of doubt, [IRDs] include retirement villages”. However, unlike the residential type IRDs that also constitute ‘dwellings’, the definition of retirement village expressly excludes dwellings. Retirement villages will therefore not trigger any rules applying to dwellings.

A retirement village is not provided for as a separate activity in any of the residential zones. It must always be considered as an IRD when it is proposed on a site in excess of 2000m². Otherwise, if under this site size it will fall within “(A1) Activities not provided for” with a non-complying activity status.

The zone in which an IRD is proposed, and/or whether it qualifies as a retirement village, can also affect the overall activity status. This will then determine what standards, assessment criteria, and objectives and policies will apply as part of an application’s assessment. The activity status can have important implications for whether public notification is to be precluded, or the normal notification tests apply. The zone framework may apply a different status for multiple dwelling(s) styled IRDs from those that meet the AUP (OP) retirement village definition.

Consent	Nola Estate	R/LUC/2015/1280, R/REG/2015/1281 and R/REG/2015/1282	BUN20427979	LUC60070192	Summerset Villages (St Johns) Limited v Auckland Council [2019] NZEnvC 173
Date granted	N/A	12 January 2016	16 October 2017	19 April 2018	1 November 2019
Consent holder	N/A	The BeGroup New Zealand Limited	Malibu Investments Ltd	Coastal Properties Ltd	Summerset Villages (St Johns) Limited
Site address	460 to 478 West Coast Road (excluding 466 West Coast Road) and 317 to 345 Glengarry Road, Glen Eden	14 Rangitoto Ave, Remuera	387 and 389 Hibiscus Coast Highway, Orewa	23-35 Annalise Place and 488 and 495C Hibiscus Coast Highway, Orewa	188 St Johns Road, Auckland
Site size (m ²)	43,000	6,052	3,851	11,523	26,000
Building coverage (m ²)	9,743	3,820	1,666.27	5,025.6	10,350
Building coverage (%)	22.7	63.2	43.3	43.6	39.8
GFA (m ²)	17,597	10,141	4,209.12	15,538	25,655.46

GFA communal space internal (m²)	400	731	NIL	727	1,325
GFA communal space external (m²)	2,133 (two reserve areas) and 716 (three additional grassed areas)	226 (external lawn area)	596 (accessible landscaped area)	1,105 (Bowling green and accessible outdoor landscape area plus decks)	6,279 (external grounds and paths), plus 513 (bowling green)
Maximum height	9.5m	11.26m	14.2m	17.9m	20.95m
Maximum height of zone	Single House Zone: 8m + 1m roof	Single House Zone: 8m + 1m roof Mixed Housing Suburban Zone: 8m + 1m roof	Single House Zone: 8m + 1m roof Mixed Housing Suburban Zone: 8m + 1m roof	Mixed Housing Urban Zone: 11m + 1m roof	Mixed Housing Suburban Zone: 8m + 1m roof

This application will fall to be considered as a IRD once the comprehensive communal area has been developed and then the site characteristics and its interfaces are key considerations.

We will take on board the UD comments and ensure a high quality development is prepared

Cheers

From: Junitta Fretton s 9(2)(a)
Sent: Friday, 5 March 2021 2:32 pm
To: Lance Hessel s 9(2)(a); Nick Mattison s 9(2)(a)
Subject: RE: Melia Place - examples of other IRD's with minimal to no community facilities.

Hi Lance and Nick,

Please see attached a copy of the draft meeting memo following our meeting for your review. To avoid repetition of UD comments within the memo, I have included the comments received from UD as an attachment.

Lance, I refer to the attachment you had sent through titled 'Nola Estate UDP Preliminary planning response'. For a comprehensive planning assessment, I would suggest to include a similar 'Benchmark Table of Conventional Subdivision and Development versus the Proposed IRD (Table 1)' within your AEE.

Also fyi and you may already know, there is an appeal for an application of a similar nature and referenced by council as BUN60356953 for an IRD & more than one dwelling in a Single House Zone. An appeal currently before the Courts, Box Properties, relating to 30 and 40 Sandspit Road, Shelley Beach is considering the Council's approach to the activity status of IRDs in the Single House Zone. I'm not exactly sure how far along this is at in terms of a decision.

Andrew Henderson will be up in Auckland on 25 March and is requesting whether you are ok with him undertaking a site visit whilst in Auckland that day. I would probably walk the site with him. Can you confirm whether you would be ok that we both do a site visit as part of the pre-application.

Thanks.

Junitta Fretton | Senior Planner
Northern Resource Consenting & Compliance

Ph s 9(2)(a)

From: Lance Hessel s 9(2)(a)
Sent: Wednesday, 24 February 2021 2:25 PM
To: Junitta Fretton s 9(2)(a)
Subject: Melia Place - examples of other IRD's with minimal to no community facilities.

Hi Junitta

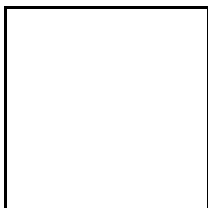
Sorry about the delay in getting this to you – it is crazy busy!

I have attached a document we prepared to support the Urban Design Panel review of the proposal for the West Coast Road Covid19 Fast Track Act proposal.

Some of this is not relevant to the current application (although it gives you an idea of our approach). Of most relevance is the comparisons described in Pages 4 & 5 and in Section 4 - Other Examples of Ird's and Their Context With the Existing Built Character of their Neighbourhoods

Kind regards,

Lance Hessel |  | **Senior Planner** | M s 9(2)(a) | W www.civix.co.nz



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