

THE SELWYN FOUNDATION

**ASSESSMENT OF ENVIRONMENTAL EFFECTS
& SECTION 32 ANALYSIS**

FOR

PROPOSED PLAN CHANGE 210

AT

**SELWYN HEIGHTS RETIREMENT VILLAGE
42 HERD ROAD, HILLSBOROUGH**

PREPARED BY

BENTLEY & CO. LIMITED

MAY 2007

**IN CONJUNCTION WITH
BOFFA MISKELL – VISUAL IMPACT AND LANDSCAPE
CLOUGH & ASSOCIATES - HERITAGE
FLOW – TRAFFIC ENGINEERING
HARRISON GRIERSON – INFRASTRUCTURE & GEOTECHNICAL
HOLMES FIRE & SAFETY LIMITED – FIRE SAFETY
INDEPENDENT ARBORICULTURAL CONSULTANTS – ARBORIST**



BENTLEY

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APPLICATION FOR PRIVATE PLAN CHANGE

THE APPLICANT AND PROPERTY DETAILS

Site Address:	Selwyn Heights Retirement Village 42 Herd Road, Hillsborough
Applicant's Name:	The Selwyn Foundation
Address For Service:	C/-Bentley & Co. Ltd PO Box 4492 Shortland Street Auckland Attn: Celia Wong/Craig McGarr
Legal Descriptions:	Lot 2 DP 308433; (42 Herd Road) Lot 1 DP 308433; (42a Herd Road) Part Lot 1 DP 177353; (169 Pah Road) Lot 4 DP 42106; (167 and 167a Pah Road) Lot 12 DP 45955; (16 Korma Road) and Lot 6 DP 45955. (10 Korma Road)
Site Area:	5.53 ha
District Plan Zoning:	Residential 6a - Auckland City District Plan (Isthmus Section) 1999
Designations/limitations:	The site is not subject to any designations or limitations.
Roading Hierarchy:	District Arterial Road (Herd Road) Local Road (Korma Road)

INTRODUCTION

BACKGROUND

1. The Selwyn Heights Retirement Village, formerly known as the Mount Roskill Masonic Village was owned and operated by Northern Masonic Association Trust Board until November 2005, when the site was purchased by The Selwyn Foundation, 'The Selwyn Foundation'.
2. Although the Selwyn Foundation is the owner of the three titles relating to the Retirement Village (now known as Selwyn Heights Retirement Village), the operation and management of the facility is undertaken by the Selwyn Heights Retirement Village Limited.
3. No resource consents for the majority of the existing buildings on the site are held on the Council's property file. Council records suggest that the original buildings associated with the existing hospital and Retirement Village activity on the site were established circa 1968.

4. Since that time, ad hoc development on the site has occurred with the construction of several freestanding villas around the periphery of the site (north and east). The most recent development on the site relates to a four level apartment building 'The Wilson Apartment Block' (with a 4.7m height infringement), comprising eighteen serviced apartments for persons aged over 65 years. This development was constructed following the granting of consent (AO/01/09079) in November 2001 on a non-notified basis.

ESSENCE OF PROPOSAL

5. As a provider of housing for the elderly, and in response to the aging population and subsequent change in the nature of over 65's care and housing, in conjunction with the outdated nature of much of the built development of the village, the Selwyn Foundation is seeking to facilitate the comprehensive development of the site (including three adjoining properties owned by The Selwyn Foundation) in a managed long-term manner that will maintain the amenity of the site and surrounds, and provide for the long term sustainable needs of the aging population.
6. This aspiration complements the Ministry of Social Policy's (Senior Citizens Unit) 'Positive Ageing' strategy (appended as Attachment 11), a policy objective that promotes the ability of older people to remain living in the residences and communities of their choice, including in Retirement Villages, whenever possible.

LAND & SITE

7. The Selwyn Heights Retirement Village, and the adjoining properties owned by The Selwyn Foundation are zoned Residential 6a (Medium Density Residential). The Selwyn Foundation wishes to rezone the land to Special Purpose 1 (Health) in order to enable the redevelopment of the existing Retirement Village activity on these properties.
8. Accordingly, a Concept Plan is proposed to be applied to the site in order to provide for a considered approach to the long term development and management of the site.
9. On this basis, pursuant to Clause 21 of the First Schedule of the Resource Management Act 'The Act', the Selwyn Foundation requests the following changes to the Auckland City District Plan (Isthmus Section) 1999 'The District Plan':
 - An amendment to the zoning of the land identified in Attachment 1 of this report from Residential 6a to Special Purpose 1;
 - The inclusion of a Concept Plan, including an associated Tree Survey (appended as Attachment 3); and
 - Other changes to the District Plan deemed necessary as a consequence of the above changes.

10. In particular, it is considered that the plan change would necessitate the following amendments:

- An amendment to Planning Map G08 (Planning Map No. 1 Zoning) to reflect the rezoning of the site;
- An amendment to Planning Map G08 (Planning Map No. 2 Additional Limitations) to identify the application of a Concept Plan on site; and
- The inclusion of the Concept Plan (G08-11) to Appendix B (Additional Limitations, Controls and Diagrams – G) of the District Plan. This includes a Concept Plan diagram, associated rules and assessment criteria, and a tree survey diagram.

PURPOSE AND SCOPE OF THIS REPORT

11. The purpose of this report is to:

- Provide sufficient information to enable a full understanding of the proposal;
- Provide an analysis of the proposal in terms of Part II and Section 32 of the Resource Management Act 1991 “The Act”;
- Provide an analysis of the proposal relative to the objectives, policies and assessment criteria of the District Plan;
- Assess the effects that the proposal may have on the environment, in particular the neighbouring Open Space and Residentially zoned properties; and
- Provide a summary of the consultation undertaken and proposed to be undertaken by The Selwyn Foundation.

12. In addition to this report, a number of specialist technical analyses have been undertaken in order to assist in the formulation of the Concept Plan, and to assess the potential effects generated by the proposal on the environment. These assessments are referred to within this report, and are appended in full.

EXISTING ENVIRONMENT

LOCATION

13. The existing Retirement Village ‘Selwyn Heights Retirement Village’, its Rest Home, Hospital, Chapel, and other associated facilities are located at 42 Herd Road, Hillsborough, on the north-western corner of the intersection of Herd Road, and Queenstown Road, as identified in Figure 1 below. Further detail of the existing development on the site is provided in the aerial photograph in Figure 2, and a site plan of the existing development appended as Attachment 2.

Figure 1 – Location of the Site

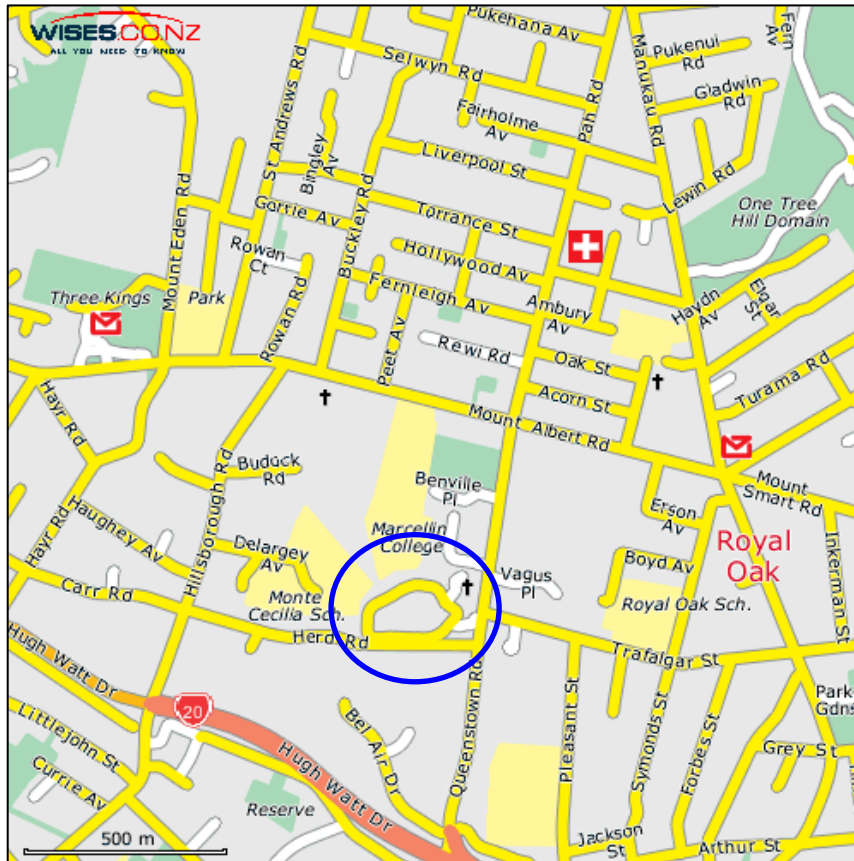


Figure 2 – Aerial Photo of the Site



14. The existing Selwyn Heights Retirement Village comprises of three 'sites': 42 Herd Road; 42A Herd Road; and 169 Pah Road, with a total area of 5.27 hectares. All three sites are owned by the Selwyn Foundation, are occupied by the Retirement Village, and operate as a single entity.
15. A further two adjoining residential sites are owned by the Selwyn Foundation (167 and 167A Pah Road, and 10 Korma Road), with the settlement negotiations underway for a third adjoining residential property, at 16 Korma Road.
16. The combined site with the inclusion of the three adjoining properties will comprise an amalgamation of six land parcels with a total area of 5.53 hectares. The separate land parcels will be legally tied together to the satisfaction of Council as part of the Plan Change process. The certificates of title of all six land parcels are appended as Attachment 1.

EXISTING SITE AND ACTIVITIES (SELWYN HEIGHTS RETIREMENT VILLAGE)

17. This property is irregular in shape, and has frontages to Herd Road (District Arterial), Queenstown/Pah Road (Strategic Route) and Korma Road (Local Road). It is bounded to the west by Monte Cecilia Park, and to the north and east by residential dwellings.
18. Its sole operational vehicular access is a single 12.8m wide vehicle crossing with separated ingress and egress lanes, located on Herd Road, some 180 metres west of the intersection of Herd Road and Queenstown Road.
19. A second vehicle crossing is located along its Pah Road frontage (between 167/167a Pah Road and 161 Pah Road). This vehicle crossing is bounded by two stone gateposts, and leads to an asphalt dog-leg driveway. This driveway is fenced off, preventing both vehicular and pedestrian access to the Retirement Village.
20. The topography orients the site toward the southeast and Manukau Harbour with the land falling from the strongly vegetated ridge to the north, which is located in the adjacent Monte Cecilia Park. The most elevated portion of the site in the northwest corner reaches the 72m contour with the Pah Road frontage (east) sitting at 54m average street level (a.s.l.), representing an 18m fall across the site.
21. The Selwyn Heights Retirement Village is collectively occupied by a three storey 68 bed Hospital, a two storey 73 bed Rest Home, 26 Licence to Occupy (LTOs) single storey villas, and 18 independent apartments within a four storey apartment block (Wilson Apartments). Ancillary facilities on the site include a chapel, shop, library, and recreational facilities (indoor bowls and billiards). Further to this, dining, physiotherapy, podiatry, hair salon and laundry services facilities are provided for residents.

22. Existing built development is concentrated in the central and western portion of the site within an internal ring road (Jack Christie Drive) with lower density single storey villa style accommodation in the east and north. Existing buildings range from single storey individual and duplex units to relatively large footprint, sprawling one and two storey retirement home buildings as well as more recent three and four storey development.

RESIDENTIAL PROPERTIES (OWNED BY THE SELWYN FOUNDATION)

23. The additional properties owned (or in the process of being acquired) by The Selwyn Foundation are residential in zoning (Residential 6a) and use.

24. These properties are generally flat in topography. The dwellings on these properties are varied in age, design, scale, materials and form.

25. Landscaping on these properties is varied in nature, form and maturity. Generally, landscaping on these properties is residential in scale, with the exceptions being a generally protected 12m high Tower Tree being located within 16 Korma Road, and a variety of generally protected exotic and indigenous trees located at 167 and 167a Pah Road (False Cypress, Cabbage Tree and Mexican Alder).

GROUND CONDITIONS

26. Harrison Grierson Consultants advise that the site is underlain with lithic tuff of the Kerikeri Group overlying material belonging to the Waitemata Group. The ground conditions are confirmed as feasible for development subject to a standard conditions relating to the construction of foundations, basements, pavements, and general earthworks matters.

27. No evidence of past or incipient slope instability was observed, at the time fieldwork was undertaken.

28. The conditions relating to geotechnical matters are discussed further within this report, and within the Geotechnical Report appended as Attachment 8.

PROTECTED TREES

29. There are no scheduled trees located on the site, however there is a significant cover of established vegetation within the property, including a band of native and exotic evergreen planting along the Herd Road boundary and along the southern part of the Queenstown/Pah Road frontage of the site. There is a swathe of mature and established (largely evergreen) native and exotic trees in the northern part of the site. A tree survey of the site has been undertaken by Bevan Potts of Independent Arboricultural Consultants, and is appended with the arborist report as Attachment 9. This survey identifies that there are over 160 generally protected trees located on the site.

SURROUNDING AREA

30. The surrounding environment is diverse in nature. The western and part of the northern boundary of the site is bounded by Monte Cecilia Park. Monte Cecilia Park (some 12ha in area) as it immediately borders the site is generally more elevated in topography with a heavily vegetated ridge including a number of mature tree in excess of 25m in height, extending along the common boundary.
31. Residential development of varied scale, age, exterior materials and form is located to the north and east of the site, along Pah Road, and Korma Road.
32. Residential development is also located opposite the site, on the eastern side of Queenstown Road. These dwellings are generally two storeys in nature, and are elevated above the street level.
33. Two religious institutions: The Church of the Latter Day Saints; and the Exclusive Brethren Church are also located in the vicinity, on Korma Road. Both these properties are characterised by paved car parking areas that border the centrally located 'churches'.
34. Opposite the subject site, on the southern side of Herd Road is a 5.49 ha plot of undeveloped land comprising part of a rail corridor designation. This land falls relatively steeply away from Herd Road to the south, and presently features a mixture of grass and tree vegetation.

PLANNING ENVIRONMENT

35. The District Plan maps are appended as Attachment 3.
36. The site is zoned Residential 6a (Medium Intensity Residential).
37. The adjacent properties to the east, west and north including Monte Cecilia Park are also zoned Residential 6a, although it is understood from Council that Monte Cecilia Park will be rezoned in due course to reflect its open space nature and use.
38. The residential properties located opposite the site to the east, on the eastern side of Queenstown Road are zoned Residential 5.
39. The vacant property to the south of the site, is zoned Residential 6a (Medium Intensity Residential), and includes part of a New Zealand Railways designation G08-05 for the formation of the Avondale Southdown rail line.
40. The site has three road frontages: Korma Road, Herd Road, and Queenstown/Pah Road. These roads are identified as Local Road, District Arterial Road and Strategic Routes respectively.

41. Although a small section of the site is located within the 800m radius of the Royal Oak ‘town centre’, overall the site is not formally within the Royal Oak “Priority 3 Area of Change”, as identified by the Auckland City Growth Management Strategy.

PROPOSED RE-DEVELOPMENT

KEY ISSUES

42. The Selwyn Foundation’s ‘Site History and Philosophy’ Statement (appended as Attachment 10) sets out the Foundation’s philosophy of a ‘continuum of care’ from independent living, semi-independent living, rest home care, hospital care, and where possible dementia care. This has been a key driver towards the consideration of a long term strategy for the site.

43. In line with the Government’s ‘Positive Ageing’ strategy, which seeks to support independent living of the elderly, preferably in their own home, the Selwyn Foundation seeks to change its current Selwyn Heights “*culture from a predominantly rest home and geriatric care model to a true hospitality and independent living model.*”

44. The realisation of such a model necessitates the staged redevelopment of the site, including the demolition of existing ageing forms of accommodation, in addition to the construction of new buildings on existing undeveloped parts of the site.

45. To this end, the Selwyn Foundation and their consultant team: architects, Klein Architects; planners Bentley & Co; landscape architects Boffa Miskell; archaeologists Clough and Associates; civil engineers Harrison Grierson, fire safety engineers Holmes Fire & Safety; arborist Independent Arboricultural Consultants; and traffic engineers Flow Transportation Specialists have been engaged over the past year to collaboratively develop a long term Master Plan and subsequent Concept Plan for the Plan Change process.

RESPONSE

46. In addition to the Selwyn Foundation’s vision and objectives for the site (as appended in Attachment 10), the Concept Plan has been developed through the detailed assessment of the key issues relating to the site (both physical and intangible), and the relationship between the site and its adjoining open space and residential neighbours.

47. As part of the planning process required to develop and test an appropriate Concept Plan (for inclusion in the District Plan), a Master Plan has been developed for the site. This Master Plan is notional and enables the prospective outcome arising from the proposed Concept Plan to be analysed, and does not form part of the formal Plan Change request.

48. Subsequently the Master Plan and Concept Plan include the following key elements:

- Retention of the existing infrastructure of Jack Christie Drive;
- Improvement of the interface between buildings and their service areas to Jack Christie Drive;
- Enhancement of the entrance to and arrival at the village;
- Protection of the existing swathe of trees within the northern part of the site and the avoidance of further built development works within this part of the site;
- Protection of the chapel and retention of this as the heart of the retirement community;
- Retention of existing desirable boundary plantings to Herd and Queenstown / Pah Roads and the enhancement of these through strategic removal of trees and their replacement with more desirable evergreen, largely indigenous species;
- Structuring of built development within the site to protect and preserve defined view shafts from the high points of the ridge within Monte Cecilia Park to view out and over the development to the Manukau Harbour and Mangere Mountain;
- Enhancement of the desirable orientation of buildings / apartments to the north, west and east;
- Retention of a full range of retirement living / lifestyle choice from independent to fully assisted hospitalised and secure care;
- Use of the natural topography of the site to accommodate taller built development;
- Provision of common open space / courtyard garden and recreational areas to enhance the internal amenity and community character of the village; and
- Accommodation of parking in basement areas under buildings and at least partially underground to reduce the visible impact of vehicles within the site.

CURRENT DISTRICT PLAN PROVISIONS

RESOURCE MANAGEMENT PHILOSOPHY

49. Part 2.2 of the District Plan identifies a number of issues which the Plan must address as part of an evolving city. Of relevance to this Plan Change, the District Plan identifies the following issues:

- *The need to accommodate ongoing change within the urban area while maintaining and enhancing the quality of the present environment.*
- *The need to encourage intensification of use within the Isthmus while recognising the pressure on existing infrastructure, transportation and utility services that such intensification brings.*

- *The need to manage the physical growth of Isthmus in a way which recognises the value of the existing built resource while providing the flexibility to meet a variety of community aspirations.*
- *The need to provide flexibility in residential areas so that a range of housing types suited to different cultural, ethnic and family needs can be realised.*
- *The need to provide for a range of different community needs and services including healthcare, education and leisure.*
- *The need to protect and maintain valued elements of the City's heritage, particularly those areas of the built environment which reflect Auckland's colonial past.*

50. Further to these issues Part 2.3 identifies principal objectives directed towards the ethos of sustainable management. These objectives include:

- *To retain and enhance the amenity of the district.*
- *To protect and conserve significant items of cultural heritage.*
- *To allow for the development of a range of residential neighbourhoods and environments.*
- *To protect and enhance residential amenities.*
- *To encourage the wide use and provision of education, health, recreation and community resources and facilities.*
- *To encourage the development of community identity and distinctiveness.*
- *To allow maximum flexibility for individual site development without adversely impacting on neighbouring activities.*

51. The above issues and objectives have influenced the creation of the Residential 6a zone, relating to the provision of Medium Intensity Residential development within the Isthmus.

52. The objectives and policies of the Residential 6a zone are set out in Part 7.6.6 of the District Plan, and are as follows:

Objective

To provide for medium intensity residential neighbourhoods in appropriate locations.

Policies

- *By directing these zones to areas where the environment is able to sustain residential development at medium intensity.*
- *By imposing controls on developments which protect the external environment of the site, while achieving a reasonable level of amenity for ~~multi-unit dwellings~~ [medium intensity developments].*

- *By permitting a wider range of activities in these locations than is permitted in the lower intensity zone, while maintaining the appreciated amenity.*
- *[By promoting quality and innovative design solutions for developments of 4 or more residential units by requiring the application of urban design criteria.]*

53. Having regard to the District Plan's approach to the development of residential zones, and the specifics of the Residential 6a zone, there is an evident re-occurring theme. That is, the Plan is concerned with enabling the further intensification of land in a manner that can be sustained by the local environment, and the infrastructural capacity of the city as a whole.

54. Pertinent to this, the emphasis on providing for medium intensity residential development is to provide for flexibility and innovation relative to the characteristics of the context of the particulars of an environment or site, so as to maintain the appreciated amenity for the locality, avoiding adverse off site effects to neighbouring property, and the streetscape, as well as providing for an appropriate level of amenity for the residents of the development.

55. The nature of the proposed activity of Selwyn Heights (Retirement Village and associated care facilities) is inherently consistent with these objectives and policies, provided it can be demonstrated that the actual and potential effects arising from the form of development and intensity of activity to neighbouring properties is avoided, and an appropriate level of amenity is maintained relative to the identified characteristics of the neighbourhood.

DEVELOPMENT CURRENTLY PERMITTED

56. As previously discussed, the entire Selwyn Heights Retirement Village and its associated residential properties have a Residential 6a zoning.

57. The District Plan considers the current operation of the Selwyn Heights Retirement Village as 'Retirement Village' activity pursuant to Plan Change 26 (Effective). That is:

A comprehensive residential development providing housing, recreation, welfare and medical facilities which is intended for the care and accommodation of disabled, infirm, elderly or retired persons. It will include a combination of rest home/care/hospital beds, serviced apartments/units and residential units, which are held either under one title or unit titles under the Unit Titles Act which is encumbered by an appropriate legal instrument which ensures that the use of the unit is confined to such persons.

58. 'Retirement Village' activity is identified as a discretionary activity within the Residential 6a zone. Accordingly, despite the long standing nature in excess of thirty years of Retirement Village activity on the site and its inherent consistency with the objectives and policies of the Residential 6 zone, any new development on the property whether it be the construction of

new buildings, or additions and alterations to existing buildings requires further consent as a discretionary activity, and is subject to a number of assessment criteria both for discretionary activities, and more specifically for Retirement Villages in residential zones.

59. The matters to be addressed by Council when considering an application for such activity are concerned primarily with amenity (both in terms of bulk, form and site layout, and visual and aural privacy), traffic matters, and the intensity of activity.

60. The manner in which discretionary activity status is allocated makes no distinction between the renovation and development of an existing Retirement Village and a new Retirement Village within an existing residential environment.

61. Notwithstanding, the underlying activity status of the Selwyn Heights Retirement Village, any activity is also subject to development controls. The key development controls for the property are set out as follows:

Development Controls – Residential 6a Zone	
Intensity Level	1 person per 45m ² site area
Height	Maximum Permitted 8m
Building in Relation to Boundary	Road boundary – 2m + 55° North boundary – 2m + 55° South boundary – 2m + 35° East/West boundary – 2m + 45°
Building Coverage	Maximum 35% of net site area
Landscaped Permeable Surface	Minimum 40% of net site area
Paved Impermeable Surface	Maximum 25% of net site area (with provision to increase to 35% where any such increase above 25% of net site area is offset by an equivalent reduction in building coverage below 35%)
Front Yards and Front Yard Landscaping	2.5m front yard 60% of the first 6m to be landscaped
Other Yards and Landscaping	Nil

62. Development is also subject to other parts of the District Plan such as Part 4A (Earthworks), Part 5C (Trees), and Part 12 (Transportation), which are generic across the Isthmus unless otherwise directed in a Concept Plan.

WHY PROVISIONS NEED TO CHANGE

63. As discussed, the Selwyn Foundation has a long term vision for the site for the provision of facilities for elderly living and care. Given the discretionary activity status of Retirement Village activity, the Residential 6a zoning applying to the property does not provide sufficient certainty for the Selwyn Foundation for the staging and implementation of future development on site, either in the form of individual construction, or as a holistic long term development.

64. The development controls currently applying to the site (zone) do not provide for or acknowledge the type of development anticipated to facilitate the vision. Subsequently, the current development controls do not provide for the degree of flexibility required for the different forms of development that are considered appropriate for the site, including building height, building coverage, impermeable surfaces and basement parking.

65. The current provisions do not enable development to occur at a scale or intensity that is considered suitable relative to the site characteristics, including matters such as site size, location, topography, vegetation, physical separation from neighbouring land and roading capacity.

PROPOSED DISTRICT PLAN PROVISIONS

OBJECTIVES AND POLICIES

66. The proposed plan change seeks the rezoning of the site from Residential 6a (Medium Intensity Residential) to Special Purpose 1 (Health) zoning.

67. The proposed plan change does not necessitate any insertions, deletions, or amendments to the existing objectives and policies of the District Plan. The Objectives and Policies of the Special Purpose 1 zone, as detailed in Clause 10.6.1.1 of the District Plan are appropriate and reflective of the nature of the activity intended.

68. For the purposes of clarity, these objectives and policies are as follows:

(a) Objective

To provide for the use and development of large-scale hospitals, healthcare complexes and, in some instances, housing for the elderly with associated care facilities.

Policies

- *By applying a special purpose zoning which facilitates the orderly and integrated use and development of large-scale hospital sites and healthcare complexes while providing flexibility in development controls.*
- *By providing for an appropriate range of activities and support services, in keeping with these sites function and operation as major medical facilities.*

(b) Objective

To ensure that hospital, housing for the elderly and healthcare activities do not have an adverse effect on the environment or the amenity of an area.

Policies

- *By requiring acceptable noise levels at the zonal interface.*
- *By requiring that any new facility provides adequate on-site parking and ensures appropriate measures are taken, so that the capacity and safety of the adjacent road network is not detrimentally affected.*
- *By requiring the production of a Concept Plan which identifies the specific development controls to be used, to prevent or reduce any effect the proposal may have on the environment, or the amenity of adjacent sites.*

Zone Strategy

- *The Special Purpose 1 zone is applied to large-scale hospitals and healthcare complexes and, in some instances, housing for the elderly on the Isthmus, which provide a wide range of health and residential care services. The zone aims to provide flexibility for the continued use and development of these sites so that the community asset provided by the hospital or complex can be managed in a sustainable manner.*

69. The Special Purpose 1 zone makes particular provision for Retirement Villages. The following facilities, which are similar to the Selwyn Heights proposal are zoned Special Purpose 1, and have related Concept Plans to guide future development:

- Selwyn Village, Point Chevalier (C04-07);
- Rymans St Heliers Retirement Village and Health Centre, St Heliers (C15-08);
- St Andrews Home and Hospital for the Aged, Glendowie (C16-06); and
- Powley House Village for the Aged and Disabled, Blockhouse Bay (H03-02).

CONCEPT PLAN

70. The proposed Plan Change seeks to prove a Concept Plan for the site. This would involve a change to Appendix B (Additional Limitations, Controls and Diagrams – G) of the District Plan.

71. In summary, the Concept Plan:

- Provides for the development of an integrated scheme for built development on the site, with intensification provided for, largely within the existing ring road (Jack Christie Drive), and the south-eastern corner of the site at the corner of Herd Road and Queenstown Road;
- Introduces a series of maximum permitted height controls across the site in response to the site's topography.
- The provision of view shafts across the site to the south and east from the adjacent Monte Cecilia Park;
- Introduces specific building coverage and paved impermeable surface controls, that reflect the absorption capacity of the site, site contour and method for enabling the provision of basement parking areas;
- Includes building in relation to boundary controls along its common boundaries with adjacent Residential zone boundaries that respect the amenity of neighbouring land with regards to dominance, shading and outlook;
- Requires landscaping throughout the site, and in particular along the Residential zone boundaries;
- Requires parking at a ratio to meet the anticipated parking demands of the activities proposed on the site;
- Determines the access arrangements for the site for the maintenance of the safety and efficiency of the surrounding road network;
- Protects intact 'areas of archaeological significance' (former alignment of the Pah Homestead access) that prohibit further development;
- Protects the existing swathe of trees of heritage and amenity significance;
- Identifies existing trees for removal in order to enable future development to incorporate an overall landscaping concept that maintains the amenity of the site and reinforces the desirability of trees to be retained on site; and
- Protects the chapel as the heart of the retirement community.

Activities

72. The list of permitted activities incorporates activities of long standing operation on the site including: the Retirement Village; Rest Home; Hospital and Healthcare Services; Care Centre (including outpatient care); the Chapel; and Car Parking.
73. The permitted activities list also makes provision for ancillary activities fundamental to the Retirement Village's operation, and complementary to the village community sought including: Administration Offices; and Retail activity.
74. As an acknowledgement of the Retirement Village as an existing activity, provision is also made for additions and alterations to existing buildings on site, on the proviso that any such renovations do not substantially change the design and appearance of the existing buildings, and that any renovations comply with the relevant development controls.
75. Controlled activity status is given to the construction of any new buildings specifically related to the above mentioned permitted activities.

Development Controls

76. The rationale behind the key development controls is detailed as follows:

Building Platform and Maximum Permitted Height

77. The site displays atypical characteristics from archetypal medium intensity 'Residential 6' sites with regard to its size, orientation, contour, and vegetation, relative to its separation from, number of and nature of its adjacent neighbours – both residential and open space.
78. These natural attributes enable the development of buildings of height and bulk in the manner identified through a series of maximum permitted height controls that are applied to building platform areas.
79. As discussed by Rachel de Lambert: *'the delineation of [these] height controls in the Concept Plan has been carefully consider to respond to the existing and prospective site contours, such that taller development is embedded within the site and set against the taller presence of the crater rim/ridge and its associated tall vegetation cover within the site'*.
80. Furthermore, provision has been made to enable the definition of the Herd Road and Queenstown Road street frontage through the application of a three to four storey maximum height control eastwards of Jack Christie Drive.

81. Proximity to residential properties is acknowledged through the retention of an 8 metre default maximum permitted height control relative to the site's immediately adjacent Residential 6a zoned neighbours.
82. In acknowledgement of the open space use of the adjacent Monte Cecilia Park, the height/building platform configuration has been developed such that view shafts are created through the site from key areas within the Park. These view shafts allow views across the site towards the wider panoramic urban and harbour views beyond, in particular towards Manukau Harbour and Mangere Mountain.
83. The maximum permitted height controls identified relate to the height to the underside of eaves of prospective buildings, above which a further 3m is provided to accommodate roof structures. The use of such a control that relates to the underside of eaves as a maximum permitted height in conjunction with an allowance to the top of a building's roof is designed to reflect potential floors that are attainable, as well as to allow for the varied development of roof form throughout the site.

Maximum Building Coverage, Maximum Paved Impermeable Surfaces and Landscaping

84. The building coverage control in conjunction with the paved impermeable surface control provides the development of the site to be laid out in a spacious manner, while enabling the provision of sufficient pedestrian pathways within the site for ease of movement for residents.
85. The extent of paved impermeable surfaces provided for also reflects the site contour and the prospect of basements (for the provision of car parking) extending beyond the footprints of buildings. Where portions of the basement parking structures are located outside a building platform, either above or below ground, the corresponding landscaping rules require landscaping to occur above these structures.
86. Correspondingly, the extent of paved impermeable surface allowed takes into account the extent to which basement parking areas that are located below ground with landscaping above, will technically be considered as paved impermeable surfaces.

Yards

87. The intended yards proposed by the Concept Plan provide good physical and visual separation for neighbouring properties from the prospective nature of the development provided for.
88. An 8m yard is proposed to the site's Herd Road and Queenstown Road frontages to provide for the maintenance and extension of mature vegetative occupying these frontages.

89. An 10m yard is provided for the site's northern boundary with the adjacent property at 169 Pah Road. This width respects the physical alignment of the historic access to the Pah Homestead (notwithstanding the lack of physical archaeological remains of the access on this part of the site)..
90. A 3m yard is proposed for the remainder of the boundaries of the site where adjacent residentially zoned land in conjunction with the proposed building in relation to boundary controls. This yard is intended to create a built form that avoids dominance to adjacent development across the common residential boundaries.

Parking

91. The parking requirements for the prospective activities have been developed by Flow Transportation Specialists. In determining the proposed standards, consideration has been given to research undertaken within New Zealand by The Institution of Transportation Engineers and Transfund New Zealand, as well as The Road and Traffic Authority of New South Wales in Australia. This has identified that the parking demands associated with Retirement Villages of a nature such as that envisaged for Selwyn Heights is less than that required by the provisions of Part 12 for such activities. Correspondingly, a parking standard of *'2 spaces per three two-bedroom independent units/apartments'* as opposed to the District Plan requirement of *'1 space per independent units/apartments with greater than one bedroom'* has been adopted for this Concept Plan.
92. The parking standards considered necessary for ancillary and associated activities correspond to the staffing of the respective facilities. In this regard, such facilities are provided for residents of the Retirement Village, as opposed to attracting custom from outside of the Retirement Village, and therefore do not generate a requirement for further parking.
93. All parking generated by the prospective intensity of activity can be accommodated on this basis.
94. All parking provided on the site is required to comply with the relevant rules in Section 12 of the District Plan relating to size, design and access. Accessible parking spaces will also be required on the site in accordance with NZS 4121:2001.

Access

95. Flow Transportation Specialists have assessed the access arrangements for the site.
96. The proposed access arrangements from the Korma Road frontage of the site are located and are of a width that vehicle movements to and from the road network may be undertaken in a safe and efficient manner.

97. The main access to the site is located on Herd Road, being relocated west of its current position to better align with the internal road network, and facilitate efficient internal vehicular circulation.
98. Flow Transportation Specialists have determined the location and scale of vehicle crossings, and have confirmed that they are located to provide a safe and efficient access/egress for both pedestrian and vehicular traffic.

Heritage

99. Given the site's proximity to the historic Pah Homestead (located in Monte Cecilia Park), and its associated former access from Pah Road, a heritage assessment was undertaken of the site. This assessment identified the remnant heritage forms on the site, being the original historic gate posts to the Pah Homestead entrance from Pah Road, and four partially intact areas of the access within the site. The locations of these elements are identified on the Concept Plan Diagram as being 'areas of archaeological significance', and a rule is proposed to ensure these areas are protected and retained.

Tree Protection

100. The long term strategy for the site incorporates the retention of the mature vegetation on the site, and the enhancement of this with an overall planting programme, staged relative to the staging of the future built development, to retain a long term, high amenity landscape context for the village.
101. A survey and assessment of each tree on the property with regard to its arboricultural merit and contribution (individually or as a grouping) to the character and amenity of the property and the surrounding environment was undertaken by Independent Arboricultural Consultants. This survey identified that a number of trees are not considered to contribute to the overall landscaped plan for the site, either as a consequence of being in a location that conflicts with the master planning of the building platforms for the site, or being of a nature/species that does not contribute to the landscape aesthetic anticipated for the future of the site.
102. It is intended that when trees are removed (relative to the redevelopment of the respective part of the site), that further landscaping be implemented in order to maintain the character and amenity on the site.

Assessment Criteria

103. The assessment criteria that are proposed for the consideration of applications for resource consent for the future development of the site are self-explanatory, and derived in part from general assessment criteria relating to the assessment of Retirement Villages within the District Plan.
104. The assessment criteria proposed, have been developed to ensure that the amenity of the site and neighbouring land is maintained, through all new buildings requiring assessment relative to their contribution to the overall site amenity, respect to neighbouring properties, and the extent and nature of landscaping.

Departures from the Concept Plan

105. Pursuant to Clause 10.7.1.3 of the District Plan, any activity not specifically included within the proposed Concept Plan, but which complies with the development controls for the site, is deemed to be a discretionary activity.
106. Similarly pursuant to Clause 10.7.1.3, any permitted or controlled activity that seeks to modify one or more of the development controls applicable to the site shall be considered as a discretionary activity under Clause 4.3.1.2B Development Control Modification.

STATUORY CONSIDERATIONS

OVERVIEW

107. Council's decision making process for the adoption of plan change applications, whether they be private plan changes or Council initiated plan change is determined pursuant the Fourth Schedule of the Act through Section 32 of the Act.
108. In addition, with regard to the Special Purpose 1 (Health) zone, Part 10 of the District Plan, Council has set out specific assessment criteria for the consideration of the suitability of a change to the Special Purpose 1 zone, and the development of a Concept Plan.
109. The essence of Section 32 of the Act is the determination of whether a proposal ultimately achieves the purposes and principles of the Act. Accordingly, the following assessment reviews the proposed plan change application relative to the provisions of Section 32 of the Act, the relevant assessment criteria of the District Plan, and the purposes and principles of the Act.

PURPOSE AND PRINCIPLES OF THE RMA

110. Section 5 of the Act sets out the purpose and principles as being:

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, “sustainable management” means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while—*
 - (a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - (b) *Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
 - (c) *Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

111. With reference to Section 7, the following provisions are relevant:

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—

- (b) *The efficient use and development of natural and physical resources:*
- (c) *The maintenance and enhancement of amenity values:*
- (f) *Maintenance and enhancement of the quality of the environment.*

112. The proposed plan change is considered to promote the purpose and principles of the Act for the following reasons:

- The plan change will enable the existing Retirement Village to be redeveloped in an integrated manner that responds directly to the physical characteristics of the site, and the desire to maintain the amenity enjoyed by its adjoining neighbours;
- The plan change enables development that promotes the provision of a continuum of care, allowing residents the security to be accommodated through their changing health needs within the one facility, in line with Government’s ‘Positive Ageing’ strategy. For this reason, the plan change is considered to contribute to the both the wellbeing of this sector of the community, and to provide flexibility to meet the changing elderly care needs of current and future generations.

- The plan change will facilitate the upgrade of a currently out dated Retirement Village facility to provide well designed living accommodation, and quality community, recreational, amenity and healthcare facilities contributing to the overall improvement of built form on site, and the strengthening and enhancement of the landscape aesthetic on site.
- Overarching this, the plan change has been designed such that any adverse effects on the environment, including the site's open space and residential neighbours are avoided, remedied or mitigated.

SECTION 32 ANALYSIS

113. Section 32 of the Act requires parties requesting a plan change, and the Council before making a decision on a plan change, to carry out an evaluation of:

- (a) The extent to which each objective is the most appropriate way to achieve the purpose of this Act;*
- (b) Whether, having regard to their efficiency and effectiveness, the policies, rules, or other methods are the most appropriate for achieving the objectives.*

114. Section 32(4) states that, for the purposes of this examination, an evaluation must take into account –

- (a) The benefits and costs of policies, rules, or other methods; and*
- (b) The risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules or other methods.*

115. In conjunction with the Assessment of Environmental Effects, the following Section 32 assessment discusses the merits of the proposal, including the costs and benefits of the proposal relative to the alternatives to this plan change.

Appropriateness of Objectives

116. This application does not seek to insert any new objectives into the District Plan, or make any amendments or deletions to any existing objectives. As discussed, it is proposed that the site is rezoned from Residential 6a zoning to Special Purpose 1 (Health) zoning, thereby adopting the existing objectives and policies of the Special Purpose 1 (Health) zone.

117. Accordingly, it is not considered necessary to consider whether the existing objectives for the Special Purpose 1 (Health) zone are the most appropriate way of achieving the purpose of the Act, as Council through its development and adoption of the District Plan has determined this.

118. That is, the objectives of the Special Purpose 1 (Health) zone, have already been determined as being the most appropriate way of achieving the purpose of the Act.

Appropriateness of Policies, Rules and Other Methods

119. Similarly, this plan change application does not seek to insert any new policies into the District Plan, nor does it propose to make any amendments or deletions to any of the existing policies within the District Plan. Consequently it is not considered necessary to consider whether the existing policies for the Special Purpose 1 (Health) zone are the most appropriate way of achieving the purpose of the Act, as Council has already determined this matter through the development and adoption of the District Plan.
120. While the application does not involve the adoption or amendment to the objectives and policies of the District Plan, the proposal to apply a Concept Plan in accordance with the proposed Special Purpose 1 (Health) zoning does in itself represent a 'method' by which the objectives of the District Plan may be achieved. Accordingly, it is appropriate that the use of a plan change is assessed as to whether the plan change process/method is the most 'appropriate' method of achieving the objectives of the District Plan.
121. The Concept Plan itself also represents a 'method' by which the objectives of the District Plan may be achieved. Therefore pursuant to Section 32 of the Act, it is also considered to be appropriate to assess the Concept Plan's appropriateness with regard to achieving the objectives of the District Plan.
122. The proposed Concept Plan also seeks to apply a new/amended set of rules specifically to the site. Similarly, these rules should be assessed as to whether they are the most appropriate rules for achieving the objectives of the District Plan.
123. The Section 32 assessment detailing the costs and benefits of undertaking the plan change, adopting a Concept Plan, and incorporating the Concept Plan's rules into the District Plan is appended as Attachment 4

DISTRICT PLAN ASSESSMENT CRITERIA

124. In addition to the matters considered by way of Section 32 of the Act, Clause 10.5.1.1 of the District Plan specifically requires Council to consider any Concept Plan associated with a plan change application for Special Purpose 1 zoning, against:
- The objectives and policies for the zone;
 - The appropriateness of the site location;
 - The suitability of the site; and
 - The suitability of the proposed development that such a plan provides for.

125. With regard to the abovementioned assessment criteria, the following comments are made.

Objectives and Policies for the Special Purpose 1 Zone

126. The relative objectives and policies of the Special Purpose 1 Zone are identified in Clause 10.6.1.1 of the District Plan, and detailed earlier within the body of this report.

127. It is considered that this proposal will be consistent with the objectives and policies of the Special Purpose 1 Zone for the following reasons:

- The Concept Plan integral to this plan change has been developed to facilitate the orderly and integrated use, management and development of an existing large-scale provider of housing for the elderly, as a direct response to the ad hoc development of the existing built form on site, and the desire to accommodate the changing housing and support needs of the elderly.
- The development controls proposed have been formulated to allow flexibility of built form, consistent with the site's existing and proposed contours and degree of vegetated cover.
- The Concept Plan proposed as part of the proposal to rezone the site to Special Purpose 1 (Health) makes provision for a range of activities and support services designed specifically to provide a continuum of care with regard to the changing health and support requirements of residents, while providing a 'village' community atmosphere for the site as a whole.
- The common facilities and amenities offered by the Retirement Village are proposed to be located centrally within the site. Subsequently, the elements of the Retirement Village that are residential in nature and scale will be located towards common residential boundaries, and
- The parking requirements of the Retirement Village and associated activities have been calculated such that sufficient parking is provided on site, such that the capacity and safety of the adjacent road network is not detrimentally affected.

Appropriateness of Site Location

128. This site location is considered to be appropriate for Special Purpose 1 zoning for the following reasons:

- The site is accessed via two road frontages: Herd Road (District Arterial Road); and Korma Road (Local Road). Both roads are either part of or readily accessible to the arterial road network. The layout of the site has been developed accordingly so that the main access for the site remains to Herd Road, while minor accesses are proposed on Korma Road;
- The additional traffic generated by the intensity of development using these vehicle crossings as been assessed by Flow Transportation Specialists as being able to be accommodated by the surrounding road network; and
- Controls on the form, scale and location of proposed built form have been guided to ensure that the character and amenity of the site itself is maintained and improved, while the residential nature and amenity enjoyed by residentially zoned and occupied adjacent properties is maintained.

Suitability of the Site

129. This site itself is considered to be suitable for the development proposed by way of the proposed Concept Plan and Special Purpose 1 zoning for the following reasons:

- The site is currently occupied by a Retirement Village facility that has operated continuously in its present location in excess of thirty years. Accordingly, the presence of Retirement Village activity is an established feature of the surrounding environment;
- The current layout of the Retirement Village does not compromise the character of the adjoining residential neighbours, with the large scale built form being located within the internal ring road, Jack Christie Drive, and one and two storey development being located proximate to common residential boundaries;
- Similarly the composition of development cells have been laid out that intensification of built form remains focused either within the internal ring road (Jack Christie Drive), and for the purposes of delineation of the Herd Road and Queenstown Road frontages, with development proximate to common residential boundaries being subject to maximum permitted height and building in relation to boundary controls at a comparative scale;
- The development controls associated with the Concept Plan provide scope to allow for alternative building design, controlling at-grade parking, requiring landscaping and screening to semi-excavated basement parking, and creating large areas of open space and landscaping;

- The size and topography of the site are such that more intensive forms of built form can be accommodated than that dictated by the controls set for residential properties, without resulting in offsite adverse effects such as shading and dominance; and
- The infrastructural servicing needs of future development enabled by the Concept Plan can be adequately accommodated by the existing infrastructure systems including: wastewater, stormwater and water supply. Notwithstanding this, stormwater treatment and detention devices in conjunction with the staged built development are intended to ensure that the effects of the stormwater generated are sufficiently mitigated.

Suitability of the Proposed Development

130. The range and scale of the activities, and development proposed by the Concept Plan are considered to be appropriate for the following reasons:

- The potential traffic generated by development enabled by the Concept Plan, has have been assessed by Flow Transportation Specialists against the transportation provisions of the District Plan. Their report is appended as Attachment 7. These traffic effects are considered to be minor in nature, and the capacity of the existing road network has been assessed as being able to accommodate the proposed development without compromising its existing safety and efficiency.
- The activities proposed as permitted activities within the Concept Plan serve to achieve the Selwyn Foundation's vision for:
 - Selwyn Heights will provide a genuine continuum of care services for the elderly which will include hospital services, dementia care, and rest home care (via a fully flexible residential care facility) serviced apartments, and rental accommodation;
 - The promotion of independent living and wellness through well designed living accommodation and quality community facilities different levels of support care will be provided for residents up to and including hospital care;
 - The provision of accommodation for those with lower incomes;
 - The creation of a viable village community that successfully integrates both hospitality style independent living with a range of care support; and
 - A significant change in the current "culture" as Selwyn Heights moves away from the predominantly rest home and geriatric care model to a true hospitality and independent living model.
- The realization of such a vision is considered to be consistent with government strategy relating to the provision of housing for the elderly, while the nature of the

facility will benefit the community through its ability to cater for the changing needs and support of residents (of varying economic strata) within the one facility;

- Parking standards are proposed in accordance with researched actual parking demand, and the assessment of nature of traffic generated by proposed activities;
- The proposal places an emphasis on the location of parking areas within basement facilities where feasible, so as to maintain the visual appearance of the site;
- The design, dimensions and locations of the proposed vehicle circulation and parking areas have been developed such that no reverse manoeuvring on the road will be required;
- Any new buildings within the Concept Plan are classified as controlled activities. Accordingly all buildings are subject to assessment criteria that will ensure that appearance and scale of the built form are suitable having regard to the site characteristics and amenity of the neighbouring land.

EFFECTS ON THE ENVIRONMENT

131. Rachel de Lambert from Boffa Miskell, Rod Clough from Clough & Associates, Krista Falkner from Flow Transportation Specialist, Lola Nurhalim and James Barratt-Boyes from Harrison Grierson, and Bevan Potts from Independent Consultants have reviewed and prepared reports in relation to the development that the proposed plan change will facilitate. These reports are included as attachments to this application and form part of the following analysis.

VISUAL AND LANDSCAPE EFFECTS

132. Rachel de Lambert from Boffa Miskell has provided a comprehensive assessment of the visual and landscape effects associated with the proposed plan change, which is appended as Attachment 5.

133. The proposed planning provisions incorporated within the Concept Plan have been tested through the development of a notional Master Plan. With regard to both the Concept Plan and Master Plan, Ms de Lambert has determined that:

“Whilst an increased physical mass of built development will be seen occurring within the village over time, the majority of views of this re-development are distant, located across the established pattern of urbanised slopes in Hillsborough / Onehunga such that the intensification of the village will not generate adverse urban amenity effects, whilst creating over time a more legible cluster of buildings on this south-facing slope overlooking the Manukau Harbour. Adverse landscape effects are avoided through the maintenance of a

strong vegetated skyline backdrop to the north of the village. Some of these trees are located in the Selwyn Heights site and will be protected as part of the proposal. The remainder of these significant heritage trees are located within the adjacent Monte Cecilia Park and can be expected to be similarly protected and maintained in the long term. This combination of topography and significant vegetation has the effect of nestling the future potential development possible under the Concept Plan into the site, and urban context of the neighbourhood”

134. As part of the assessment, a Landscape Concept Plan has been developed to form an integral element of the future development of the site. Ms de Lambert notes that the Landscape Concept Plan seeks to:

- Maintain/retain and protect the significant, good quality tree cover of the existing village.
- Retain the vegetative context of the chapel.
- Replace less desirable species such as Cryptomeria, Chamaecyparis and Casuarina with more desirable long-term large scale species such as Pohutukawa, Totara, Puriri and Oak as well as smaller scale and strongly seasonal species such as Flowering Cherry.
- Enhance/extend the vegetation along the site’s two street frontages (Herd and Queenstown Roads).
- Improve the legibility of internal vehicular and pedestrian access and in particular the sense of arrival and direction at the single entry from Herd Road.
- Enhance the interface between the site and its residential neighbours.
- Create a detailed level of residential garden amenity within the village to complement the residential character of the village and create smaller scaled spaces for residents to enjoy.
- Introduce seasonality and elements to enhance sensory appreciation, in particular perfume as a part of the internal village landscape.
- Build upon and reinforce the existing character and desirable long term species found already on the site.

135. The assessment criteria associated with built form, require the staged implementation of this Landscape Concept Plan, as the built form within the site is developed.

136. Given the proposed yards (which are proposed to be landscaped), in conjunction with the retention of the 8m maximum permitted height control proximate to residential boundaries, Ms de Lambert considers that adverse effects along residential interfaces can be avoided and/or successfully mitigated.

137. With regard to the proposed built form as a cohesive element of the site, Ms de Lambert considers that:

Furthermore, the redevelopment has the potential benefit of establishing a built form that responds better to the internal access road – Jack Christie Drive – and that places service areas and parking in more discrete locations. The provision of basement parking will, in particular, assist with the maintenance of the amenity of the site, as will a unified programme of building redevelopment and modernisation. Linked to this will be a better network of internal pathways and gardens as well as signage and seating areas to enhance the day to day living of residents on site.

138. The retention of the chapel as a focal point for the Retirement Village is considered to maintain the history and a degree of continuity for the site. The retention of the majority of the established/significant trees proximate to the chapel serve to maintain the established amenity (and historic context) of the chapel as a community focal point for the Village.

139. In summary from a visual and urban amenity perspective, the proposed Concept Plan and its associated planning provisions are considered to provide *‘a desirable long term redevelopment of [the] site, in a way that will not introduce significant adverse landscape visual or urban amenity effects whilst supporting the long term amenity and diversity of the Selwyn Heights Retirement Village.’*

HERITAGE

140. The District Plan does not identify the site as being affected by any scheduled heritage, archaeological, or geological features. However, given the property’s proximity to Monte Cecilia Park and the Pah Homestead (which is designated as a Category 1 Historic Place by the NZ Historic Places Trust, and a Category A Building in the District Plan) an archaeological assessment of heritage values within the property has been undertaken by and Associates Ltd and is appended as Attachment 6.

141. The methodology for the heritage assessment combined information from four sources: historical and archival information derived from the Matthews and Matthews (2003) Conservation Plan for Monte Cecilia Park; an archaeological sensitivity assessment at Pah Farm/Monte Cecilia undertaken in 2004 (Tatton & Clough); a geophysical survey using ground penetrating radar; and an archaeological field survey involving visual inspection and limited probing and test pitting.

142. Following the above assessment, Mr Clough has determined that given the substantial modification of the Selwyn Heights property over the past 50 years, the majority of the site is considered to have little or no archaeological potential and therefore significance. Although the site was once part of Pah Farm, and is located in the vicinity of the Whataroa Pa, no

archaeological features are considered likely to have been preserved throughout the majority of the property.

143. The exceptions being the access that originally led from eastern boundary of the Pah Farm to the Pah Homestead, and its associated gate posts located on Pah Road. Mr Clough considers that these structures built sometime after 1866 must be considered as archaeological features.

144. The geophysical survey, and archaeological field survey undertaken have determined that the remains of the access are fragmentary in nature, and hence of limited significance. However, while both the access and gate posts are limited in archaeological significance, these structures by way of their association with the Pah Homestead are considered to be of historic significance.

145. Accordingly, these areas have been identified within the Concept Plan.

TREES

146. An arborist assessment incorporating a full tree survey of the site, and an assessment of trees identified to be 'removed' as part of a Landscape Concept Plan has been undertaken by arborist Bevan Potts of Independent Arboricultural Consultants, and is appended as Attachment 9.

147. The Concept Plan identifies a number of generally protected trees for removal in order to facilitate the future development of the site in an integrated manner. These trees have been selected by way of their location within proposed building and/or basement footprints, or by their lack of virtue with regard to their form, health, appearance or species.

148. The removal of these trees is intended to be undertaken in a staged manner associated with the staging of built development. Consequently, any removal of such trees will be accompanied with by suitable replacement/mitigating landscaping of a form, scale, and species that complements the remaining species and the overall landscaping aesthetic of the site.

149. With regard to the present integrity and aesthetic of the site relative to the proposal, Mr Potts notes that:

'More than 100 generally protected trees are to be retained, including the largest and best specimens... much of the present tree planting is somewhat haphazard and uncoordinated. I consider that the implementation of a more integrated and comprehensive landscape plan will result in a significantly enhanced visual amenity in the medium and longer terms.'

150. Accordingly, the character and amenity of the vegetated nature of the site is considered to be maintained and enhanced through the application of an integrated landscape plan that incorporates the removal of lesser quality trees, and replaces them with species of greater aesthetic value and longevity.

TRAFFIC AND PARKING

151. The potential traffic effects of a proposal enabled by the Concept Plan have been assessed by Krista Falkner of Flow Transportation Specialists. A copy of Ms Falkner's assessment is appended as Attachment 7.

152. These traffic effects relate to access arrangements, traffic generation, and parking arrangements relative to both the safety and efficiency of internal vehicle circulation within the site, and the potential effects on the function, capacity, and safety of the surrounding road network.

153. With regard to the relocated vehicle crossing on the site's Herd Road frontage, it is noted that this access will remain as the major access to the site. The vehicle crossing will be relocated slightly to the west in order to form a cross intersection, improving the vehicle circulation within the site. As part of the relocation, this vehicle crossing will be reconfigured to a two lane (6m wide) egress; a single lane (4.5m wide) ingress; and a mid (pedestrian) refuge of 1.5m will be provided, with a total 12m width. This configuration is intended to provide greater opportunity for pedestrian refuge at this crossing.

154. In the absence of specific sight distance requirements within the District Plan, the Road and Traffic Standards Section of the Land Transport Safety Authority (LTSA), has been used to provide minimum sight distance criteria for driveways in Guidelines for Visibility at Driveways. For a high volume driveway fronting a District Arterial road with an operating speed of 60 km/hr, 115m of sight distance is required in both directions. It is considered that the available sight distances from the relocated driveway will be in excess of this minimum sight distance.

155. In addition to this main access, two minor accesses are proposed off Korma Road. These accesses are proposed to be 3m in width, and will be separate ingress and egress vehicle crossings. Ms Falkner has assessed that both vehicle crossing will achieve the minimum sight distances of 40m required for Local Roads with an operating speed of 50km/hr.

156. In total, three vehicle crossings are proposed for the site, in excess of the two vehicle crossing permitted by way of Rule 12.8.2.2.i of the District Plan. Given the size of the site, and the composition of activity along Herd Road, and Korma Road, Ms Falkner notes that the third access point is proposed in order to facilitate one way vehicle circulation off Korma

Road and therefore this third access is considered to be a benefit to the development, and will not result in any traffic effects.

157. The development enabled by the Concept Plan will result in an increase of 53 vehicle trips in the morning peak hour, and 50 vehicle trips in the evening peak hour at the Herd Road access. Further traffic generation at the proposed Korma Road access is anticipated to be 10 vehicle trips per peak hour.

158. Based on the analysis of the effects of the increased traffic generation relative to the effects of the current activity on site, it is considered that the proposed accesses detailed above are capable of handling the scale of the anticipated additional traffic movements.

159. With regard to the provision of on-site parking, Ms Falkner has assessed that the nature of the activity enabled by the Concept Plan will generate parking demands less than the typical parking standards required by Part 12 of the District Plan. Accordingly, the parking standards proposed will be sufficient to accommodate the anticipated parking demand on site, with no off street parking effects.

160. Overall, Ms Falkner concludes that from a transportation planning perspective, the proposal to implement the Plan Change associated with the redevelopment of Selwyn Heights Retirement Village can be achieved in a manner that results in insignificant effects on the function, capacity, and safety of the adjacent road network.

INFRASTRUCTURE

161. The applicant has undertaken an infrastructure assessment to determine whether the intensity provided for can be sustained. The infrastructure report prepared by Lola Nurhalim of Harrison Grierson is appended as Attachment 8.

162. Ms Nurhalim has reviewed the proposal relative to the existing wastewater, stormwater, and water supply infrastructure systems servicing both the site, and the surrounds. In conjunction with information provided by Watercare Services Limited, and Auckland City Council, Ms Nurhalim has determined the following:

Wastewater

163. The site is served by an existing 500mm diameter trunk diversion sewer, and a 375mm diameter branch sewer. The 375 mm branch sewer is accessed by an existing 160mm diameter private system, and serves the majority of the site.

164. Ms Nurhalim has calculated that the level of development enabled by the Concept Plan would generate a peak wastewater flow of 12.1 litres/second, an increase of 7.5 litres/second from the existing peak wastewater flow. Watercare Services Limited has confirmed that

there is adequate capacity within the existing 375mm diameter branch sewer to cater such an increase in wastewater flows.

165. Overall, Ms Nurhalim considers that the proposed development can be generally serviced through the introduction of a new private gravity reticulation, connecting to the abovementioned 375mm branch sewer.

Stormwater

166. The majority of the site drains into an existing 750mm diameter public stormwater drain, located towards the Pah Road end of the site. Two smaller catchments serve the site in this regard, draining to an open watercourse across Herd Road, and to an existing 225mm diameter drain towards Korma Road.

167. In accordance with Auckland Regional Council's stormwater quality requirements, treatment will be needed for all new paved areas in the development in the form of enviropods or stormwater filters.

168. Further to this, stormwater detention devices will also be required as a consequence of increased built development. Ms Nurhalim has determined that detention tanks will need to be progressively installed in conjunction with the staging of built development.

169. Overall, these stormwater mitigation devices will avoid any adverse stormwater effects on the existing stormwater system.

Water Supply

170. Auckland City Council plans indicate that an existing 100mm diameter watermain is located along the Herd Road and Pah Road site frontages. Flow test results undertaken by New Zealand Fire Services note that the existing public water supply is adequate to serve the increased potable water supply and hydrant fire fighting water requirements expected to be generated as a consequence of development anticipated by the Concept Plan.

171. Overall, the site and existing infrastructure system are able to sustain the infrastructural servicing needs of the proposed development. Notwithstanding this, the further development of the site is intended to be inclusive of particular stormwater treatment and detention measures to retain current stormwater flows.

GEOTECHNICAL

172. James Barratt-Boyes from Harrison Grierson has undertaken a geotechnical investigation of the site (May 2006) for the purposes of identifying the potential geotechnical constraints relating to future redevelopment of the site. A copy of this report is appended as Attachment 8.
173. Mr Barratt-Boyes has identified that the presence of lithic tuff of the Kerikeri Group overlying material belonging to the Waitemata Group on the site, and accordingly has recommended that proposed structures be founded on the Waitemata Group subsurface.
174. A selection of foundation options have been recommended dependent on the identification of depths to suitable soils/rocks found below proposed basement levels.
175. Accordingly, as part of the development process, Mr Barratt-Boyes has recommended additional geotechnical investigation is undertaken prior to the detail structural design of each building. The scope of such investigation shall include:
- Machine drilling exploratory boreholes to confirm the depth to competent material;
 - Confirmation of likely foundation requirements for each building; and
 - Monitoring of groundwater to establish effect on construction methodology.
176. Subject to such design process, Mr Barratt-Boyes considers that the development enabled by the Concept Plan is feasible.
177. More detailed geotechnical investigation, including the machine drilling of exploratory boreholes in the vicinity of likely building platforms has been undertaken throughout the site over November and December 2006. Analysis of such geotechnical investigation has confirmed that the depths to Waitemata Group material are such, that the proposed construction works are achievable.

CONSULTATION

178. In addition to consultation already undertaken with infrastructure providers as part of the assessment of potential effects of the development of that will be facilitated by the Concept Plan, an extensive consultation programme has been developed in conjunction with Praxis Consultants.

179. This consultation programme involves the notification and discussion of the proposal with the following parties:

- Residents and staff of the Selwyn Heights Retirement Village;
- Statutory Supervisor (pursuant to obligations relating to the Securities Act 1978)
- Local community;
- Iwi; and
- Auckland Regional Transport Authority.

180. Dependent on the relationship with the relevant parties, the timing of such consultation will be undertaken prior to or in conjunction with the notification process.

CONCLUSION

181. This application involves the proposal to rezone the Selwyn Heights Retirement Village (and associated properties owned by the Selwyn Foundation) from Residential 6a to Special Purpose 1 (Health) by way of a private plan change application. In accordance with the requirements of the District Plan, a Concept Plan associated with the rezoning of these properties is proposed as part of the plan change application.

182. The application is a direct response by the Selwyn Foundation's aspiration to develop an upgraded, integrated facility on the Selwyn Heights Retirement Village site that provides a 'continuum of care' to its residents, thereby allowing residents the security to continue residence in a single community that would accommodate their changing health requirements.

183. The proposed plan change is consistent with the purpose and principles of the Act, enabling the sustainable development of the existing physical land resource. In particular the proposal will enable development that is specifically tailored to meet the reasonably foreseeable (and changing) needs of future generations, in a manner that can avoid, remedy, and mitigate any effects created.

184. The development enabled by the proposed plan change and its alternatives have been assessed against the statutory tests of section 32 of the Act, and the proposal is considered to be the most appropriate method of achieving the purposes of the Act.
185. The proposed plan change, and the development enabled by the plan change are consistent with the objectives and policies of the District Plan, and the specific objectives and policies of the Special Purpose 1 zone.
186. The potential effects of the likely development have been considered against the assessment criteria relating to the adoption of Concept Plan. As detailed in the above assessment, the effects of development enabled by the proposed Concept Plan are considered to be no more than minor having regard to the capacity of the site and surrounding environment, and the amenity of the site, and surrounding properties. Notwithstanding this, sufficient controls are considered to be incorporated within the Concept Plan to ensure that any potential adverse effects on the environment relating to the development enabled by the Concept Plan may be avoided, remedied or mitigated.
187. Overall, it is considered that the proposed plan change is appropriate, and meets the criteria set by the Act and the District Plan for approval.

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May 2007

