

## Assessment of Environmental Effects (AEE)

33 Haast Street, Remuera

**Prepared For:**  
ELC Group Ltd

**Job Number:**  
0976

**Date:**  
November 2020

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# 1.0 APPLICATION DESCRIPTION

## Introduction

ELC Group Ltd ('the applicant') seeks land use consent for a new purpose-built early learning centre (ELC) located at 33 Haast Street, Remuera, Lot 1 DP 162902 (the 'subject site').

In summary, the ELC will provide care and education for up to 150 children at any one time and will require 35 full time equivalent staff to facilitate the operation. The ELC will be supported by 33 of the 196 car parking spaces on site, two of which are accessible spaces. Section 3.0 of this report describes the proposal in more detail. The proposed development is best illustrated on the architectural plans prepared by CASA

The subject site is held in freehold ownership under the College Rifles Rugby Union Football & Sports Club, and is not subject to a Reserve Management Plan.

Consent is required for the activity and for several breaches to the standards which are detailed within Section 4.0. Overall, the proposal requires consent as a discretionary activity.

The provisions of the Auckland Unitary Plan – Operative in Part support the proposed development, the potential adverse effects will not generate adverse effects or any associated effects on the surrounding environment that are minor or more than minor in nature and the proposal is considered appropriate for approval subject to suitable conditions of consent.

## Applicant Background

*“ELC Group Ltd is a company that prides itself on fostering exceptional relationships, we enjoy the collective community aspect to the model that we run. We are excited to be able to add to the significant resources already available within the College Rifles precinct.*

*We believe the College Rifles setting is an ideal fit for one of our Early Learning Centres.*

*The founder and Director of the ELC Group, Ben Hurst has respect from the NZ Rugby community and has fostered strong relationships within. Ben Hurst played for Canterbury and the Crusaders and understands the needs of Clubs at the grass roots level. This unique perspective allows the ELC Group to clearly see potential synergies between the operations of the College Rifles Precinct and the proposed early learning centre development”.*

## Application details

Site Address: 33 Haast Street, Remuera, Auckland

Legal Description: Lot 1 DP 16202 (NA410/199)

Site Area: 3.6371ha

District Plan: Auckland Unitary Plan – Operative in Part

Zoning: Open Space - Sport and Active Recreation Zone

Overlays: Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - W26, Mount Wellington, Viewshafts

Designations: Designations: Airspace Restriction Designations - ID 1102, Protection of aeronautical functions - obstacle limitation surfaces, Auckland International Airport Ltd.

Controls: Macroinvertebrate Community Index – Urban

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0753

Attn: Gareth Pasfield

## 2.0 THE SITE AND SURROUNDING ENVIRONMENT

The site is situated at 33 Haast Street, Remuera and has a site area of 3.6371ha as confirmed within the Certificate of Title. The site currently accommodates the College Rifle Rugby Club which consists of two rugby/soccer fields, a number of indoor and outdoor courts, with a café, clubroom, gym and other supporting buildings. Further detail of the various activities and their frequencies of use are found below.

The AUP:OP zoning of the site is Open Space - Sport and Active Recreation and the zoning in the immediate vicinity is residential. Refer to Figure 2.

In the location of the proposed development, Auckland Council GeoMaps contours show that the site moderately slopes down from the western boundary to the edge of the carpark, at a gradient of 1V in 2.5H (1 vertical in 2.5 horizontal). From west of the carpark to the western boundary, the ground moderately slopes down at a gradient of 1V in 3H. The carpark area is generally level.

Access to the site is gained via Haast Street from Remuera Road. Haast Street is a 250m long dead-end road which terminates at the south end where the site gains access, connecting various residential sites to Remuera Road to the north. The site is surrounded by residential properties and only has vehicle access from Haast Street. Haast Street has one lane in each direction with on-street parking allowed on both sides.

Remuera Road runs generally southwest to northeast, connecting to College Road / St Johns Road in St Johns at its eastern end and Broadway in Newmarket at its western end. The intersection of Remuera Road and Haast Street is a Stop-controlled T-intersection, with Remuera Road having priority over Haast Street. A right turn bay into Haast Street is provided in the flush median of Remuera Road, with an additional lane provided during clearway hours for left turns . A footpath is provided on both sides of Remuera Road.

The site has an existing vehicle crossing of 6.4m wide providing two-way access from the end of Haast Street. This provides access to the existing car park, off which the ELC car park will be accessed. The existing car park currently provides 216 car parking spaces.

The wider surrounding environment is predominantly residential in nature and is developed with a mix of housing typologies.

Remuera Gardens Retirement Village adjoins the subject site on its southern boundary.





Figure 1: the subject site aerial image accessed from Auckland Council Geomaps, 27/10/2020

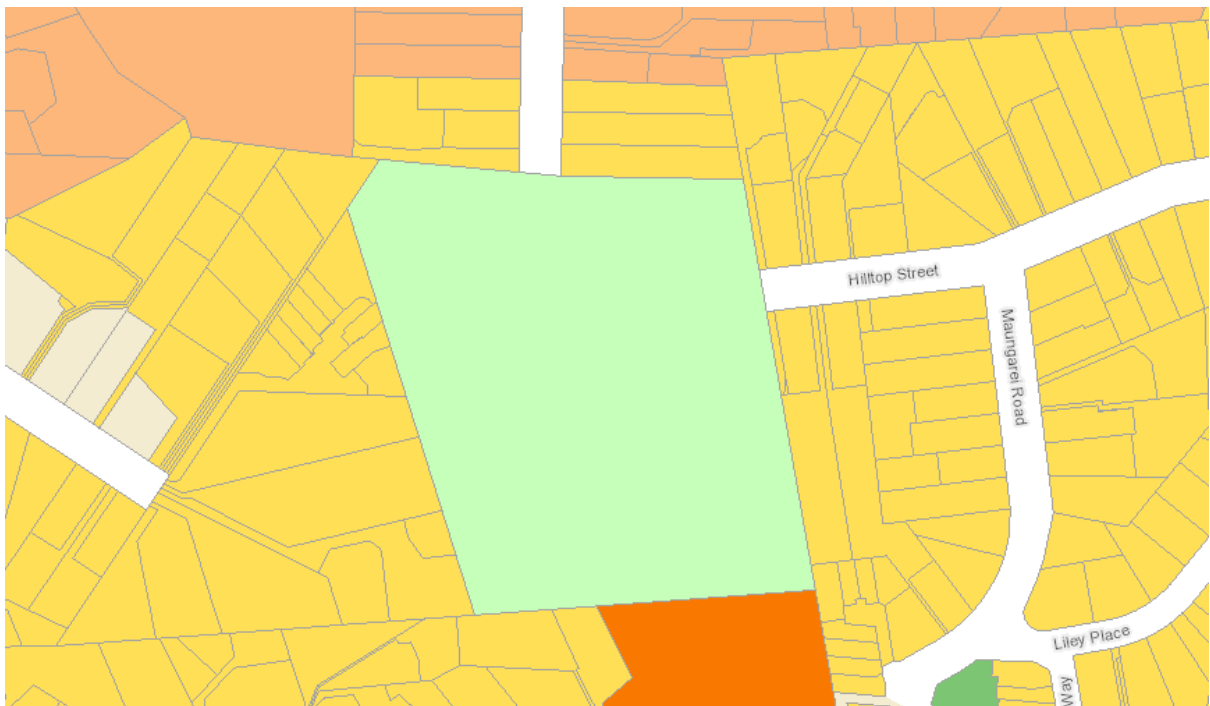


Figure 2: the subject site and immediate environment AUP:OP zoning map. Accessed from Auckland Council Geomaps, 27/10/2020

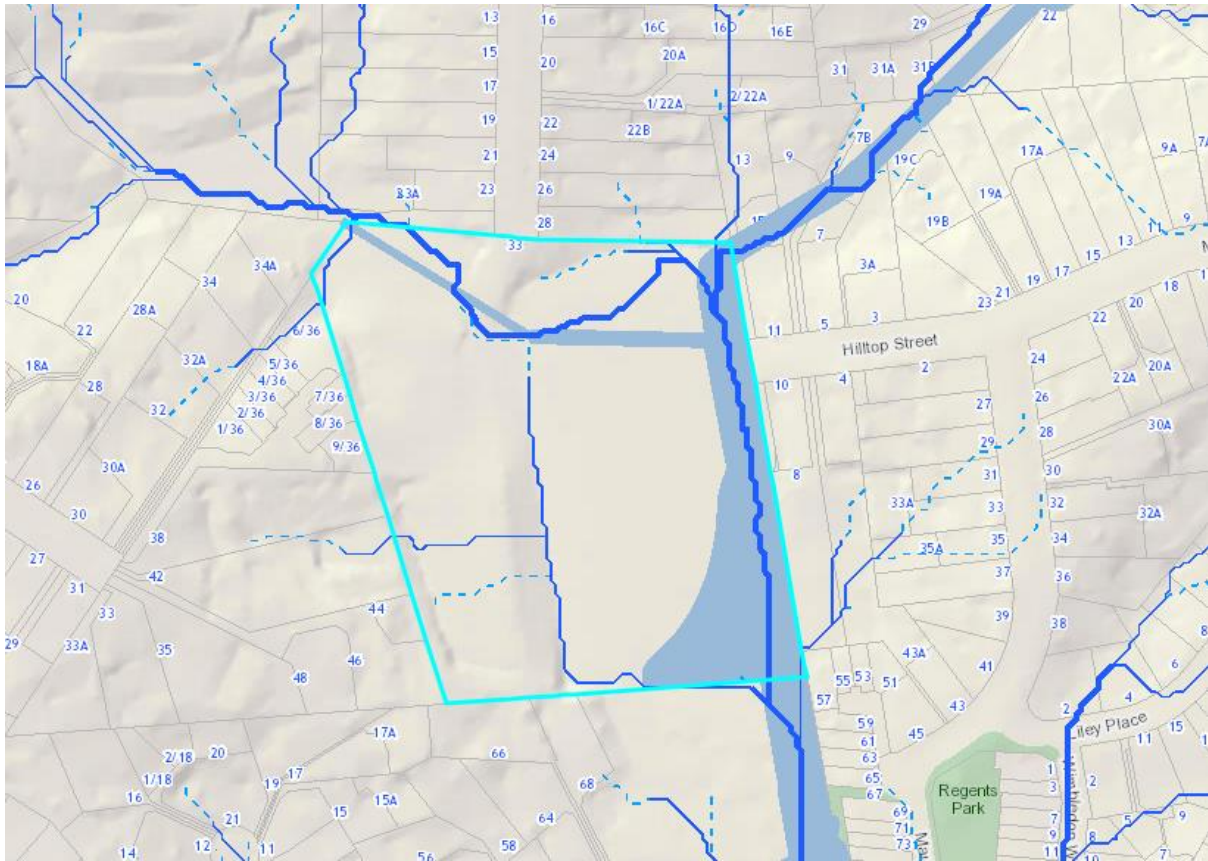


Figure 3: the subject site illustrating catchment and hydrology AUP:OP. accessed from Auckland Council Geomaps, 27/10/2020.

The proposed location of the ELC and its associated features will be located outside of the 1% AEP flood plain and flood sensitive areas. As detailed above and within the Infrastructure Report prepared by GWE Consulting, near the development site in the south west corner of 33 Haast Street, there is an OLFP flowing east (OLFP1) which joins with a second OLFP flowing south (OLFP2). A secondary minor OLFP (dotted line) flowing east (OLFP3) also joins into the south flowing OLFP. The proposed development is located away from OLFP1&2 and will therefore not affect their function. The footprint of the proposed development does overlay OLFP3, refer to Figure 5 of the Infrastructure Report, prepared by GWE. Since OLFP3 is minor, and the ground at the site of the proposed development is relatively flat, it is not expected to have any adverse effects on the development or vice versa.

As discussed above, the site accommodates the College Rifle Rugby Club and offers a range activities. The current activities that take place across the site, their frequencies and intensity of use are detailed below.

Activity: Rugby Trainings (February – September)  
 Days of Week: Monday – Friday  
 Time of Activity: 4:00pm – 9:00pm  
 Numbers: 120-150 players at a time / revolving

Activity: Netball Trainings (February – September)  
 Days of Week: Monday – Thursday  
 Time of Activity: 6:00pm – 9:00pm  
 Numbers: 20 teams

Activity: Rugby Matches

Days of Week: Friday Evening & All Day Saturday (March – August)  
Time of Activity: 8:30am – 6:00pm  
Numbers: Many games spread through the day

Activity: Badminton (Year Round)  
Days of Week: Monday – Sunday  
Time of Activity: 9:00am – 10:30pm  
Numbers: 300 members

Activity: Genesis Gym, Crossfit & Pilates (Year Round)  
Days of Week: Monday – Sunday  
Time of Activity: 6:00am - 9:00pm  
Numbers: 1150 members

Activity: Athletics (February - April)  
Days of Week: Tuesday  
Time of Activity: 4:30pm – 5:30pm  
Numbers: 150 members

Activity: Touch Rugby (October - February)  
Days of Week: Wednesday / Thursday / Friday  
Time of Activity: 4:30pm – 8:30pm  
Numbers: 180 teams

Activity: La Crosse (October - February)  
Days of Week: Sunday  
Time of Activity: 10:00am - 4:00pm  
Numbers: 180 members

Activity: Summer Soccer (October - December)  
Days of Week: Tuesday  
Time of Activity: 4:30pm – 7:30pm  
Numbers: 60 teams

Activity: College Rifles Café  
Days of Week: Monday – Saturday  
Time of Activity: 9:00am - 6:00pm  
Numbers: Varied



## 3.0 THE PROPOSAL

The applicant seeks land use consent to establish and operate a purpose-built ELC within the southwestern corner of 33 Haast Street, Remuera.

### Activity

The applicant proposes to construct and operate an ELC within the proposed new building (as detailed below) accommodating up to 150 children at any one time. The centre will operate with a total of 35 full time equivalent staff members.

It is proposed that the ELC facility will operate from 7.00am to 6.00pm Monday to Friday, with no activity on site outside of these hours with the exception of administration and maintenance (cleaning etc) activities.

### Built Form

The ELC is proposed to be accommodated within a new purpose-built building situated within southwestern corner of the subject site. This area of land is presently occupied by an at-grade parking area that provides on-site parking for the existing activities.

The proposed building footprint will comprise of a gross floor area (GFA) of 879m<sup>2</sup> and a decked area of 247m<sup>2</sup>.

The ELC will have six activity rooms each opening onto the outdoor play area. Children's toilets, sleep rooms, staff facilities, kitchen and laundry facilities will be incorporated throughout.

The outdoor play areas are yet to be designed, however will be designed in a manner to ensure compliance with the applicable bulk, scale and location controls (for any permanent structures).

As detailed on the Elevations Plans prepared by Collingridge and Smith Architects (CASA), the proposed building consists of the following materials: a concrete slab, colour steel roofing, double glazed aluminium joinery, vertical timber cladding and marine grade timber ply canopy. The proposal offers a mix of materials which provides an attractive design. The colours are muted/recessive and will be in keeping with the immediate and surrounding area.

Acoustically effective fencing will screen the residential sites along the southern boundary from children at play. The locations, heights and other minimum specification requirements for the fencing are set out within the supporting Acoustic Report.

### Access, Parking and Manoeuvring

The existing car park currently provides 216 car parking spaces. With the proposed redevelopment, the car park will accommodate 196 parking spaces in total (a net loss of 20, with some existing spaces removed and new ones added), of which 33 parking spaces will be dedicated to the ELC with the remaining 163 spaces available for existing site activities during ELC operating hours. The existing two way vehicle access from Haast Street will continue to service the site and ELC.

The existing car park has a one-way flow due to the angled parking arrangement; the approach to the ELC parking area and new parking spaces for the sports facilities provided due to the development will be controlled with additional markings to clarify priority and directionality

The majority of the new parking spaces for the ELC and sports facilities are 90-degree parking spaces, 2.6m wide and 5.0m long, with an aisle of 7.0m for manoeuvring. One end parking space is angled differently, providing for a 6.7m manoeuvring area along with a 2.7m wide parking space. Other new/rearranged parking arrangements for the sports activities are angled at 60 degrees, 2.6m wide, 5.2m long with an aisle of 3.6m for manoeuvring.

Lighting will be provided within the proposed car parking area in a manner that complies with all the provisions of E24, as required by Rule E27.6.3.7. We offer a condition of consent that a lighting plan be submitted to Council prior to the commencement of works which demonstrates that the lighting plan will comply with all applicable provisions of Chapter E24.

### **Infrastructure and Servicing**

Auckland Council GeoMaps indicates the site is in close proximity to all required services. The current buildings onsite are serviced for water supply, wastewater and stormwater. The proposed development will make use of existing connections to the public networks onsite where possible.

It is proposed to retain the connection to the 100 mm diameter public water main within Haast Street to supply water to the proposed ELC. The existing service connection is to be extended to the new building platform towards the south west corner of the site.

There are two fire hydrants within Haast Street for firefighting purposes as indicated on Auckland Council GIS. The first hydrant (GIS ID: 1093229) is directly outside the entrance to the driveway of 33 Haast Street, approximately 164 m away from the proposed building. A second (GIS ID: 1086056) is approximately 219 m away from the proposed building, outside number 22 Haast Street.

There are other hydrants nearby, two at the end of Hilltop street, approximately 160 m away from the proposed development (GIS IDs: 1086054 and 1086055) with access across the playing field.

As the nearest fire hydrant is approximately 160m away from the proposed development site, a new hydrant may need to be installed to meet the requirement for a water flow of 12.5 L/s within a distance of 135m as detailed in the New Zealand Fire Service Firefighting Water Supplies Code of Practice.

It is proposed to use the existing wastewater connection into manhole X for the proposed development as detailed within the Infrastructure Report prepared by GWE. Onsite confirmation is required to know what this connection services and if it can be used for the proposed development. Alternatively, a new connection can be made into manhole X or downstream pipe, (GIS ID: 853690), if necessary.

It is proposed to discharge stormwater runoff from the proposed development into the stormwater network within the south west corner of the site, either via the existing connection (exact location to be confirmed) or via a new connection to an existing manhole (GIS ID: 2000636785). CCTV shall be carried out to confirm the condition of the pipe and manhole and the suitability of the existing connection or a new connection.

### **Earthworks and Construction Activities**

In order to implement the proposed consent, an approx. 1001m<sup>3</sup>-2500m<sup>3</sup> of earthworks over an area of 1804m<sup>2</sup> will be required to be carried out. From FFL, the earthworks are likely to comprise the following; fill up to approximately 1.0m thick within the building platform;

considering 0.4m construction tolerance, boundary cuts are likely to be up to 6.3m deep in the southwestern corner of the site. This reduces to 3.3m to the north-western corner of the site and to 0.7m to the south-eastern corner of the site.

All earthworks will comply with the applicable construction noise and vibration controls of the plan (found in E25) and will be managed in accordance with appropriate sediment and erosion control and site management techniques proposed to be implemented prior to the commencement of works on the subject site. Such measures would include the installation of a suitably located silt fence at the low point of all works, and a stabilised construction entrance to minimise tracking.

A Construction Traffic Management Plan (CTMP) will be developed prior to construction commencing, and we offer a condition of consent that this CTMP be provided to the Council for certification prior to the commencement of works on site. This will likely be developed by the contractor engaged to carry out the works as they will be familiar with the staging and processes of the development, and as such it is not considered practical or feasible to supply this at this stage.

### **Signage**

One sign is proposed to be attached to the northern elevation of the proposed ELC. The sign location is best detailed on the provided architectural plans, in particular Sheet A301. This sign will be approximately 4.5m in width and 2.0m in height. The content (ELC brand/Logo) of the sign will be directly associated with the use of the building.

## 4.0 REASONS FOR THE APPLICATION

The proposal requires land use consent under the AUP:OP for the following reasons:

### Signage

Standard E23.4.2 (A53) – the proposal incorporates the establishment of two signs associated with the proposed ECEC, being one standalone sign at the road boundary of the site of 4.5m in height and 2.0m in width. The value of the proposed development will be in excess of \$100,000, and therefore the development falls within the classification of “comprehensive development.” Consent is therefore required as a restricted discretionary activity.

### Traffic

Standard E27.6.4.2(2) sets out the minimum and maximum width of vehicles crossings within the Open Space Zone. The existing vehicle crossing servicing the site and the proposed development has a width that is 0.4m wider than the maximum 6.0m standard. As such resource consent is required as a restricted discretionary activity.

### Open Space Zone

H7.9.1. Activity Table – Open Space Zones (A7 and A39) requires that early childhood learning services and new buildings which do not comply with one or more standards, obtain resource consent for a discretionary activity. The proposal is for a purpose-built early learning centre which does not comply with one or more of the standards. Consent is required for a discretionary activity.

Standard H711.3 - minimum yards setbacks, Table H711.3.1 requires a 6.0m side and rear yard setback for sites adjoining a residential zone. The proposed building encroaches upon the 6.0m setback along southern boundary by 4.0m – 3.0m over a distance of 24.0m. Consent is required for a restricted discretionary activity.

Standard H7.11.5 – gross floor area threshold requires that the gross floor area of individual buildings, including any external additions or alterations, not exceed 150m<sup>2</sup>. The proposed ELC will have a gross floor area of 878m<sup>2</sup>. Consent is required as a restricted discretionary activity.

### Earthworks

Standard E12.4.1 – The area of proposed earthworks is 1804m<sup>2</sup>. Consent is required as a restricted discretionary activity.

Standard E12.4.1 A9 The area of proposed earthworks is will be greater than 1000m<sup>3</sup> but less than 2500m<sup>3</sup>. Consent is required as a restricted discretionary activity.

### **Compliance Notes**

#### Contamination

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES Contaminated Soils) were gazetted on 13th October 2011 and took effect on 1st January 2012. Council is required by law to implement this NES in accordance with the Resource Management Act 1991 (RMA).



The standards are applicable if the land in question is, or has been, or is more likely than not to have been used for a hazardous activity or industry and the applicant proposes to subdivide or change the use of the land, or disturb the soil, or remove or replace a fuel storage system.

Assessment:

A Preliminary Site Investigation (PSI) has been undertaken by Focus Environmental. No potentially contaminating activities or land uses were identified within the piece of land of proposed development.

Screening

*Standard H7.11.4. (1) - Any outdoor storage or rubbish collection areas that directly face and are visible from a residential zone, Special Purpose – School Zone, rural zone or business zone adjoining a boundary with, or on the opposite side of the road from, an open space zone, must be screened from those areas by a solid wall or fence at least 1.8m high.*

Assessment:

Complies, the bin storage will be sufficiently screened as illustrated on the eastern elevation (A301).

Maximum site coverage

*Standard H7.11.6. - (c) Open Space – Sports and Active Recreation Zone: 30 per cent;*

Assessment:

Complies, with the total site coverage being 16%

Maximum impervious area

*Standard H7.11.7 (1) The maximum impervious area per site must not exceed the following limits:*

*(c) Open Space – Sports and Active Recreation Zone: 40 per cent;*

Assessment:

Complies, with the total impermeable surfaces on site totalling 25%.

Lighting

*H7.11.8. Non-security floodlighting, fittings and supports and towers up to 18m high -*

(1) Lighting must meet the permitted activity standards for lighting in Chapter E24 Lighting

Assessment:

Complies, any outdoor lighting proposed within the carpark area will comply with Chapter E24 lighting standards. We accept the following condition of consent.

*“Lighting shall be provided for the building, all pedestrian linkages and access driveways within parking areas. A professional electrical engineer shall design and certify the lighting plan to the satisfaction of the Team Leader, Central Resource Consents Monitoring prior to implementation. The lighting shall thereafter be maintained in good working order.”*

Noise

Standard E25.6.17 Open Space – Sport and Active Recreation interface will be complied with as detailed within the Acoustic Report.

Traffic

Standard E27.6.2.5(T93) requires that care centres provide 1 visitor bicycle space, plus 1 visitor bicycle space per 50 people to be accommodated, plus 1 bicycle space per 10 FTE

employees (altogether seven bicycle spaces required) or resource consent is required. The proposal provides space five bicycle parking spaces and will be shown on the building consent plans.

#### Subdivision - Urban

Standard E38.4.1 (A1) states that lease in excess of 35 years of a building or part of a building where a cross-lease, company lease, or unit title subdivision is not involved is a permitted activity. The proposed lease of the land is for 40 years. As such, the proposal complies.

#### Summary of Activity Status

Overall, land use consent is sought for a **discretionary activity**. While I consider that all relevant consents have been applied for, please treat this as a full application to cover any other aspects of the proposal that council considers require consent.

## 5.0 ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

Pursuant to Section 88(2)(b) of the Resource Management Act 1991, an application for resource consent shall include an assessment of any actual or potential effects that the activity may have on the environment, and the ways in which any adverse effects may be mitigated.

Section 88 of the Act specifies that an assessment of effects shall be in such detail as corresponds with the scale and significance of the actual or potential effects that the activity may have on the environment and shall be prepared in accordance to the Fourth Schedule of the Act.

Matters to be considered by council when assessing an application for resource consent under Section 104 of the Act include, subject to Part 2, any actual or potential effects on the environment and any relevant objectives, policies, rules or other provisions of a Plan or Proposed Plan.

#### **Effects that must be disregarded – Receiving Environment**

The receiving environment beyond the subject site includes permitted activities under the relevant plans, lawfully established activities (via existing use rights or resource consent), and any unimplemented resource consents that are likely to be implemented. The effects of any unimplemented consents on the subject site that are likely to be implemented (and which are not being replaced by the current proposal) also form part of this reasonably foreseeable receiving environment. This is the environment within which the adverse effects of this application must be assessed.

#### **Effects that may be disregarded – Permitted Baseline Assessment**

Given that early childhood learning services located within the Open Space - Sport and Active Recreation Zone require resource consent, there is not considered to be permitted baseline relevant to this application.

#### **Effects that may be disregarded - Written Approvals**

No written approvals from persons have been sought or obtained.

## **Unimplemented Resource Consents**

There are no unimplemented consents that apply to the site at the time of writing this assessment that we are aware of.

## **Adverse Effects Assessment (s9 Land Use)**

### Character and Amenity

The proposed ELC activity on the subject site is considered to be appropriate within the context of the surrounding environment as the area is defined by a range of different local, community and recreational services which provide for the needs of the surrounding residential community.

The activity will be established within an area characterised on a site that is characterised by non-residential uses, and on a site for which will be in a location that is easily accessible to those creating the demand for the service. The proposed hours of operation of 7.00am – 6.00pm are considered to be appropriate and necessary for an activity of this nature where a number of parents will need to be able to drop their children off before they are required to be at work (taking into account travel time), and pick them up after they finish work.

With regards to the potential adverse character and amenity effects associated with the proposed built form, it is noted that the overall built form has been generally designed to comply with all bulk, scale and location standards of the Open Space zone, which indicates that the overall built form is generally appropriate within the zone and will only generate a level of adverse effects which are anticipated by the plan. Additionally, the proposed building has been restricted to a single-story building that is cut into the site which will reduce the overall dominance of the proposed building.

The proposed building reflects a high-quality of design, utilising good quality materials and presenting an interesting and distinctive façade which articulates and defines the building and makes it readily noticeable from within the site.

The proposed cut retaining will be in the foremost screened from the surrounding sites as a result of the surrounding sites being on high lying land, as a result of the proposed building and as a result of separation distance.

As detailed on the architectural plans and within the reasons for the application, the proposed building infringes upon the 6.0m side yard setback along the southern boundary. The purpose of the side yard standard is to ensure adequate and appropriate separation distance between buildings and site boundaries to minimise; adverse effects of buildings on the character and amenity values enjoyed by occupiers of adjoining properties and minimise opportunities for reverse sensitivity effects. The proposed finished floor level and overall height will ensure that the reduced side yard will not create bulk and dominance effects over the adjoining properties along the southern boundary. Furthermore, the existing vegetation along the southern boundary which screen the view of the large car parking area is to be maintained and therefore for will continue to provide a good level of screening.

As detailed on the architectural plans and within the reasons for the application, the proposed building will have a GFA that exceeds 150m<sup>2</sup>. The purpose of the GFA standard is to limit the size of buildings within open spaces to retain their open space character and to maintain a reasonable standard of amenity for adjoining sites. A high level of open space will be maintained on the site given that the site has an area of 3.6371ha and that the overall building coverage (taking into consideration the proposed ELC) will be well under the 30% standard at 16%. In addition to the above, the location and siting of the proposed ELC, will be separated from the existing buildings and structures on the site which will assist in maintaining a sense

of openness across the site. The proposed building complies with the height and height in relation to boundary controls and is located on lower lying land than neighbouring properties. As such, the proposed GFA is considered appropriate and will result in adverse effects that are less than minor on the surrounding environment.

As will be detailed in the forthcoming noise assessment, any potential adverse effects relating to noise will be less than minor.

As will be detailed in the forthcoming traffic assessment, the proposed development can accommodate the associated traffic and as such, any potential adverse effects relating to traffic is expected to have less than minor adverse effects on the character and amenity of the wider environment.

The proposal is therefore considered to generate less than minor adverse amenity, visual dominance or overshadowing effects on the surrounding environment.

### Aural Amenity

The proposed activity includes the following acoustic mitigation measures, which have been incorporated into the acoustic assessment prepared by Styles Group:

- 1. Before operation of the ELC, the consent holder must construct an acoustically effective barrier along the boundaries of the outdoor play area, as shown on the application site plans. The acoustic barrier must be no less than 2.0 m in height. The barrier must have no gaps along its length or at its base, including where it is joined to any other structure. The surface density of the barrier must be no less than 10 kg/m<sup>2</sup>, with any timber palings overlapped or battened. Any gate in the barrier must comply with the minimum construction specifications of this condition when closed and must remain closed during periods of outdoor play. The barrier must be maintained to be acoustically effective for as long as this consent is given effect to.*
- 2. The ELC centre shall not operate outside the hours of 07:00 – 18:00, Monday to Friday or at any time on public holidays. This condition does not preclude administration, cleaning or maintenance of the premises from taking place outside of these hours.*
- 3. The ELC centre shall operate with no more than 150 children in attendance at any one time.*

Styles Group have reviewed the proposal, and are overall satisfied that the proposed activity will comply with all applicable noise standards of the AUP:OP (taking into account the mitigation measures proposed and detailed above), and are satisfied that the proposed activity will generate acceptable noise levels in terms of the Resource Management Act. In particular, Styles Group has commented that:

- Noise during the construction stage of the proposal will comply with the AUP permitted construction noise limits at all times.*
- The results of our noise modelling and assessment demonstrate that the permitted noise limits set out in Chapter E25 of the Auckland Unitary Plan will be complied with at all adjacent sites during the construction and operation of the childcare centre.*
- We have considered the potential cumulative noise effects on the surrounding sites from the simultaneous operation of the childcare centre and College Rifles Park. It is our opinion that the noise emissions from the sports fields and the childcare centre combined will not give rise to unreasonable noise being received at any adjacent site.*



- *The potential noise emissions are therefore within the level of effect that is anticipated and provided for by the Auckland Unitary Plan.*
- *We have recommended conditions of consent based on our findings.*

I rely on the expert comments of Styles Group, and therefore conclude that the proposal will generate less than minor adverse aural amenity effects on the surrounding environment.

#### Traffic Safety and Efficiency

The proposed development has been reviewed by Stantec in relation to the potential traffic effects of the development. Stantec concludes that the proposed development, in particular the access, parking, and traffic generation components are acceptable from a traffic perspective. In particular, Stantec notes:

- *A total of 33 parking spaces inclusive of two accessible parking spaces is proposed which is in line with AUP minimum parking requirements. This leaves 163 parking spaces to serve the existing sports activities on-site during ELC operating hours, and 196 spaces outside these hours, which exceeds AUP minimum parking requirements and is therefore considered suitable for the site. Bicycle parking will also be provided on-site in line with AUP requirements.*
- *Traffic generation increase due to the proposed development is anticipated to be in order of 120vph and 102vph during the peak hours. Overall, it is considered that the proposed development is unlikely to adversely affect the efficiency or safety of the road network in the vicinity of the site.*
- *Access will be obtained from the existing 6.4m wide vehicle crossing, which can accommodate two-way traffic. Although this does not comply with the AUP maximum width of 6.0m, with the minimal infringement and noting this is an existing situation, no amenity or safety issues are expected to result from use of the vehicle crossing to provide access via the existing car park to the ELC.*
- *Overall, the proposal is considered acceptable from a transportation perspective.*

I rely on the expert comments of Stantec, and therefore conclude that the proposal will generate less than minor adverse traffic effects on the surrounding environment.

#### Servicing and Infrastructure

The proposed development has been reviewed by GWE Consulting Engineers in relation to servicing the proposed development. GWE concludes that the proposed development from a servicing and infrastructure perspective can be satisfactorily achieved. In particular, GWE notes:

- *Overland flow paths (OLFPS) have been identified onsite by Auckland Council Geomaps. The location of these OLFPS are outside of the extent of the development and any effects of OLFPS on the development and vice versa are expected to be less than minor*
- *Water supply will be via the existing connection to the site, extended towards the proposed development, from the public 100 mm diameter AC pipe located within Haast Street. Water reticulation is to comply with Watercare's Code of Practice.*
- *There are three fire hydrants located approximately 160 m from the proposed development site and a fourth located approximately 219 m away. This does not adhere to the NZ Fire Service Firefighting Water Supplies Code of Practice Table 2, requirements for firefighting water supply and so a fire hydrant should be installed to be within 135 m of the proposed development site or an alternative approved method of firefighting established based on at least 3 hydrants being with 270 m of the building.*

- *The existing wastewater connection to the public network, via an existing manhole (referred to as manhole X) near the southern boundary, will be retained for the proposed development if it is found to be in good condition. This manhole is not recorded on Auckland Council GIS however was found during a site visit by GWE Consulting Engineers in February 2020 and is also shown on the survey plan by Kiwi Vision Consultants. Refer to Figure 9 and Appendix A for the location.*
- *The pipe upstream of this manhole will need to be relocated around the proposed retaining wall. Refer to Figure 10 and Appendix A for details. Auckland Council Code of Practice states a minimum horizontal clearance of 1 m from public wastewater manholes and pipes to any foundations or structures. Refer to Appendix B for drawings WW26 and WW28.*
- *Based on invert levels obtained from the site survey plans, the 150 mm diameter pipe (GIS ID: 853690), running from manhole X to the downstream manhole (GIS ID: 510336), has a steep gradient of approximately 14%. This pipe also connects to a 900 mm pipe downstream, therefore a capacity calculation is not deemed necessary.*
- *An existing connection for 33 Haast Street into the public stormwater network, located within the south western corner of the site, is to be reused post development. The location of this connection will need to be confirmed onsite and a new connection into a manhole (GIS ID: 2000636785) may be required if the location and condition of the existing is not suitable for the proposed development.*
- *The minimum pipe diameter in this receiving network is 375 mm which discharges into a natural watercourse, and then into a stormwater detention pond approximately 200 m from the site. Therefore, a capacity check of this network is not considered necessary. The proposed increase in impervious area for the site is considered negligible compared to the size of the upstream catchments entering this downstream natural watercourse and detention pond. Therefore, onsite stormwater mitigation is not considered necessary.*
- *CCTV will be required to check the condition and location of the existing wastewater and stormwater connections to the public networks and their suitability for reuse for the proposed development.*

I rely on the expert comments provided by GWE, and therefore conclude that the proposal will generate less than minor adverse servicing and infrastructure effects on the wider surrounding environment.

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### Signage

The proposed wall mounted signage will only be visible to vehicles approaching the new ELC from the north. The signage will be directly associated with the centre and will be is branding/ logo. The proposed location of the sign is well screened from surrounding residential properties. As such, the proposed signage will be in keeping with the character of the surrounding area.

### Earthworks, Groundwater and Construction

As detailed above, in order to implement the proposed consent, a total greater than 1001m<sup>3</sup> but less than 2500m<sup>3</sup> of earthworks over an area of 1804m<sup>2</sup> will be required to be carried out. This includes fill up to approximately 1.0m thick within the building platform; considering a 0.4m construction tolerance and boundary cuts that are likely to be up to 6.3m deep in the southwestern corner of the site. This reduces to 3.3m to the north-western corner of the site and to 0.7m to the south-eastern corner of the site.

Given the above, the proposed development has been reviewed by KGA Geotechnical. KGA comments, concludes and makes the following recommendations:

#### **Groundwater**

*Groundwater level was noted to vary between RL31.9m and 33m which is lower than the proposed RL34.7m. As such, the subsoils are likely to have experienced changes in the effective stresses between winter groundwater level (which is likely to be higher than groundwater levels presented in Table 2) and summer groundwater level. Therefore, the proposed near boundary excavations are not likely to result in addition changes in the effective stresses and therefore, drawdown effects are considered to be negligible.*

#### **Excavation**

*Considering the maximum retained height of 6.3m and a low stiffness retaining structure (i.e. retaining wall that is not propped at the top) vertical ground settlements could potentially be 20mm to 25mm immediately behind the retaining wall. Depending on the distance of the neighbouring structures to the boundary wall, ground settlements at those structures could vary from 10mm to 15mm. However, it must be noted that these estimates are based on case history data only. As such, project specific retaining wall analysis is recommended as part of detailed design.*

*From the above, we recommend the following to be carried out at detailed design stage;*

- 1) A specific wall assessment to be carried out to assess likely wall deflections and associated vertical ground settlements at the location of the boundary walls and neighbouring structures.*
- 2) Depending on the analysis outcome, a ground settlement and settlement monitoring and contingency plan (GSMCP) may be required.*

*Prior to commencement of any near boundary site cuts, the following steps are to be followed;*

- 1) A dilapidation survey to be carried out to all neighbouring structures located within the proposed boundary cut influence zone (i.e. properties stated above).*
- 2) The project's structural engineer is to comment on the neighbouring structures tolerance to ground settlements. If the anticipated ground settlements are deemed to be unacceptable, a 'high stiffness' retaining system (i.e. fully propped retaining wall) must be considered.*

3) A construction methodology covering the boundary cuts must be prepared by the contractor and should be agreed with the principal prior to construction commencement.

### **Filling**

During the site strip, any non-engineered fill, soft organic-rich soil, tree roots and any remnants of previous foundations should be undercut, removed from the site and the resulting excavation re-instated back to level using engineered fill. As stated in Section 6.1, the non-engineered fill can be as thick as 1.0m deep.

Site won material from the existing fill and alluvial deposits are not likely to be suitable for re-use as engineered fill due to their variable nature and the presence of some organic material. Therefore, filling should be undertaken using clean imported cohesive fill, or imported granular hard-fill (AP65/AP40) or well graded clean certified crushed concrete. For fill greater than 1m thick, lightweight alternatives may be required and this should be assessed by further geotechnical input during the detailed design stage when the development plans are known.

All fill must be placed in accordance with NZS4431:1989 Earth Fill for Residential Development. As a minimum, cohesive fill should be spread using an excavator and clay fill compacted using a pad-foot type roller with a minimum static weight of 7.5t while hardfill can be compacted using plate compactor or drum type roller.

Under no circumstances may the fill be compacted by track rolling with an excavator or other vehicle.

The compaction control criteria recommended for cohesive fill soils utilises the maximum allowable air voids and minimum allowable undrained shear strengths methods as described within NZS4431:1989 Earth Fill for Residential Development.

Where non-cohesive fill is to be used, this shall be tested using either a Scala penetrometer or a Clegg Hammer to achieve 5 blows/100mm or a Clegg Impact Value (CIV) of 20-25, respectively. The aggregate shall be free from organic, calcareous or other deleterious materials.

### **Retaining Walls (Non-boundary Walls)**

Where retaining structures are required to retain any cut and fill faces within the building platform, gravity masonry block walls can be used. Provided granular backfill is used behind the retaining walls, they may be designed assuming the following parameters (not applicable for boundary walls or 6.3m high walls);

Appropriate drainage measures must be installed behind all retaining walls, to ensure that hydrostatic pressures cannot build up. The drainage measures should be installed to ensure that any water collected by the drains can flow freely, under gravity alone, from the deepest portion of any wall to the drain outlet.

It should be noted, that the retained soil effective stress strength parameters provided above are given assuming that granular drainage measures will be installed behind the retaining walls where appropriate. Should alternative drainage methods be detailed by the wall designers, such as narrow, expanded polystyrene drainage boards, these particular parameters must be reconsidered.

All retaining walls must be designed in accordance with the latest version of the Auckland Council Practice Note AC2231 (Construction of Retaining Walls),



*particularly where any boundary surcharge and/or sloping ground, either above or below is present.*

**General/Building Footprint:**

- *For the purposes of the design, the site soils are not considered to comprise “good ground” for NZS 3604:2011 type structure due to reduced soil bearing capacity and their expansive properties.*
- *Topsoil, non-engineered fill and other unsuitable materials (where encountered) are to be removed from building footprint and replaced with suitable compacted hardfill, as required, prior to construction.*
- *Due to the variable nature of the alluvial deposits identified at depth at the site, an ultimate unfactored bearing capacity of 250kPa may be adopted for shallow foundations in the natural ground below any existing topsoil/fill material or localised soft spots, and for certified engineered fill.*
- *Shallow foundations can be adopted with concrete floor slab systems such as concrete slab on grade or waffle type floor slabs.*
- *All foundations should be designed for shrink swell movement of highly reactive (Class H1) soils in accordance with AS2870:2011. Alternatively, foundations are to be founded a nominal 0.9m below external ground surface.*

**Bridging Piles**

*Where piled foundations are required to bridge existing or proposed services, further geotechnical input/comment will be required. Due to the variable nature of the alluvial deposits and the presence of non-engineered fill, bored pile holes may be subject to wall collapse especially under groundwater table. Therefore, temporary casing may be required.*

*At the time of writing, KGA had no information about the structural load. As such, assumptions have been made for the structural loads and foundation dimensions to carry out a preliminary settlement assessment. KGA must be allowed to review any updated development proposal to ensure that the recommendations of this report remain valid. Further geotechnical input/assessment may be required depending on the final development plans and proposed foundation system and loads.*

Appropriate sediment controls in accordance with TP:90 will be installed along the boundaries. These silt fences will capture sediment runoff during the earthworks phase of the project.

Earthworks will be undertaken in a manner that will ensure both the land within the subject site and neighbouring properties areas remain stabilised during and post construction. All areas of exposed soil will be re-vegetated or otherwise re-stabilised by paving or the proposed new building structures following the earthworks phase of the project.

In light of the above, I am satisfied that any associated adverse effects on the environment as a result of the earthworks and construction activities will be less than minor. I further advise that we are accepting of council's standard conditions of consent in respect of earthworks to ensure land stability is maintained.

A Construction Traffic Management Plan (CTMP) will be developed prior to construction commencing, and we offer a condition of consent that this CTMP be provided to the Council for certification prior to the commencement of works on site. This will likely be developed by the contractor engaged to carry out the works as they will be familiar with the staging and processes of the development, and as such it is not considered practical or feasible to supply at this stage.

I rely on the expert comments of KGA Geotechnical their recommendations.

## 6.0 PUBLIC NOTIFICATION ASSESSMENT

Section 95A specifies the steps the Council is to follow to determine whether an application is to be publicly notified. These steps are address in the statutory order below.

### **Step 1: Mandatory public notification in certain circumstances**

No mandatory notification is required as:

- the applicant has not requested that the application is publicly notified (s95A(3)(a));
- The site is in private ownership and the application does not involve any exchange of recreation reserve land under s15AA of the Reserves Act 1977 (s95A(3)(c)).

### **Step 2: If not required by step 1, public notification precluded in certain circumstances**

Public notification of a resource consent application exclusively involving a residential activity (as defined by s95A(6)) or the subdivision of land is precluded where the activity status for the application is restricted discretionary or discretionary (s95A(4) and s95A(5)(b)(ii)).

The proposal does not involve a residential or subdivision activity and therefore public notification is not precluded.

### **Step 3: If not precluded by step 2, public notification required in certain circumstances**

The application is not for an activity that is subject to a rule or national environmental standard that requires public notification (s95A(8)(a)).

The assessment completed in the AEE above has shown that the proposed development will only result in effects on the environment that are less than minor (s95A(8)(b)).

In accordance with section 95D this assessment has disregarded any effects on persons who own or occupy the site and any land adjacent to the site, adverse effects of permitted activities, trade competition and the effects of trade competition and any effects on a person who has given written approval to the application.

### **Step 4: Public notification in special circumstances**

If an application has not been publicly notified as a result of any of the previous steps, then the Council is required to determine whether special circumstances exist that warrant it being publicly notified (s95A(9)). Special circumstances are those that are:

- exceptional or unusual, but something less than extraordinary;
- outside of the common run of applications of this nature; or
- circumstances which makes notification desirable.

The assessment of effects concludes that the adverse effects on the environment will be less than minor. The application for the proposed activity is considered to be appropriate for the site given its location and anticipated land use. There is nothing exceptional or unusual, or outside the common run of applications of this nature that warrant notification based on special circumstances.

## Public notification conclusion

Having considered the section 95A public notification tests, the following conclusions are reached:

- Under step 1, public notification is not mandatory.
- Under step 2, public notification is not precluded.
- Under step 3, the application does not need to be publicly notified as the proposed land development works will have adverse effects on the environment that are less than minor.
- Under step 4, there are no special circumstances that warrant the application being publicly notified.

The application can therefore be processed without public notification.

## 7.0 LIMITED NOTIFICATION ASSESSMENT

If the application is not publicly notified under s95A, the council must follow the steps set out in s95B to determine whether to limited notify the application. These steps are addressed in the statutory order below.

### **Step 1: Certain affected protected customary rights groups must be notified**

Step 1 requires limited notification where there are any affected protected customary rights groups or customary marine title groups or affected persons under a statutory acknowledgement affecting the land (ss95B(2) and 95B(3)).

The above does not apply to this proposal as no protected customary rights groups, customary marine title groups or affected persons under a statutory acknowledgement are affected by the application.

### **Step 2: If not required by step 1, limited notification precluded in certain circumstances**

Step 2 describes that limited notification is precluded where all applicable rules and NES preclude public notification; or the application is for a controlled activity (other than the subdivision of land) or a prescribed activity (ss95B(5) and 95B(6)).

The proposed land development works do not involve subdivision and are a discretionary activity. There are no rules precluding notification.

### **Step 3: If not precluded by step 2, certain other affected persons must be notified**

Step 2 requires that where limited notification is not precluded under step 2 above, a determination must be made as to whether any of the following persons are affected persons:

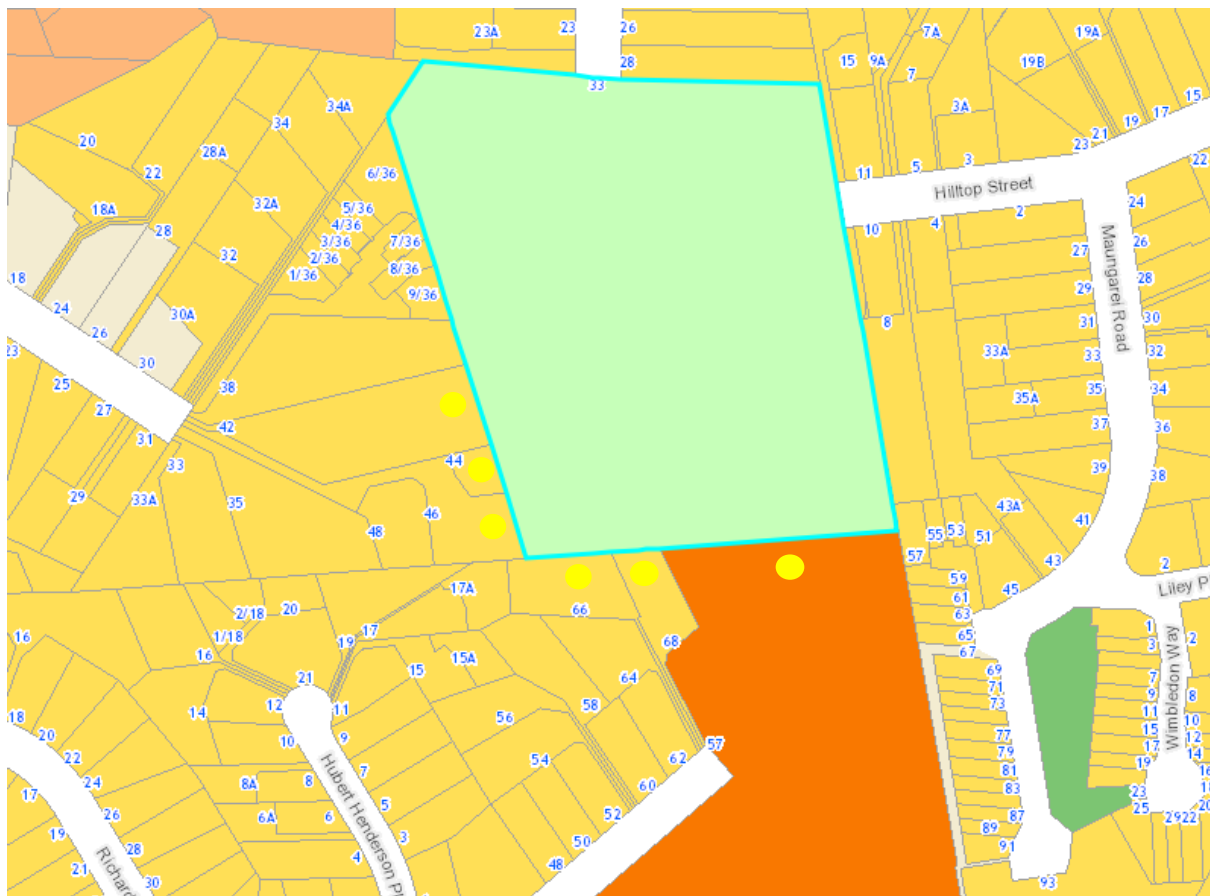
- In the case of a boundary activity, an owner of an allotment with an infringed boundary;
- In the case of a prescribed activity under s360H(1)(b), a prescribed person; and
- In the case of any other activity, a person affected in accordance with s95E.

The application is not for a boundary or prescribed activity.

An assessment in accordance with s95E is required and is set out below.

In terms of the tests for limited notification the adjacent properties in proximity to the proposed development are shown below and are listed as:

- 57 Richard Farrell Avenue;
- 66 Richard Farrell Avenue;
- 68 Richard Farrell Avenue;
- 42 Mainston Road;
- 44 Mainston Road; and
- 46 Mainston Road.



No persons are considered to be adversely affected by the activities because:

### **66 Richard Farrell Avenue – Assessment**

66 Richard Farrell Avenue is located directly south of the subject site and contains a large residential dwelling. As discussed above, the proposed ELC will infringe the western side yard standards by 4.0m -3.0m over a length of 24.0m. The purpose of the yard controls as they relate to the subject site are to maintain a reasonable standard of residential amenity for adjoining sites and to enable buildings and services on the site or adjoining sites to be adequately maintained.

The proposed ELC is located on lower lying land from the adjoining residential dwelling and an existing fence and vegetation will further separate and screen the subject site from the



adjoining site at #66. The proposed ELC complies with the HiRB standards along the common boundary with #66. Overall, the proposed ensures that a reasonable standard of residential amenity is adequately maintained.

For these reasons, the proposed infringement is considered to have less than minor potential adverse effects on the amenity of 66 Richard Farrell Avenue.

**General Comment:**

- Any adverse effects associated with site works and construction in general can be satisfactorily contained within the site;
- The development can be sufficiently serviced;
- Traffic movements to and from the site can be undertaken in a safe and efficient manner and will utilise existing crossings;
- The parking demand and manoeuvring can be provided for onsite;
- Proposed features of the ELC building such as; the site layout; the architectural design and orientation of the building; landscaping, and; the scale and hours of operation, will retain a satisfactory level of aural and visual privacy and amenity for adjacent properties;
- The proposed building is appropriately located within the site, will be constructed of appropriate materials, and generally complies with the relevant bulk and location standards.
- The proposal will be noticeably lower than the permitted noise standards.

**Step 4: Further notification in special circumstances**

The proposed development results in less than minor adverse effects and are necessary to enable social infrastructure. There are no special circumstances relating to the proposal that would necessitate limited notification.

**Limited notification conclusion**

Having undertaken the s95B limited notification tests, the following conclusions are reached:

- Under step 1, limited notification is not mandatory;
- Under step 2, limited notification is not precluded;
- Under step 3, limited notification is not required as it is considered that the activity will not result in any adversely affected persons; and
- Under step 4, there are no special circumstances.

Therefore, it is recommended that this application be processed without limited notification.

## 8.0 RELEVANT OBJECTIVES AND POLICIES

The only plan that is relevant to this application is the Auckland Unitary Plan – Operative in Part. The application therefore need only be assessed against this plan.

### Open Space – All Zones and Sport and Active Recreation Zone

Objectives and Policies: H7.2.(1) (2) & H7.3 (1 – 4) and H7.6.2 (1-3) & H7.6.3 (1-6)

The majority of land zoned as open space is vested in the Council or is owned by the Crown. However, some areas zoned open space are privately owned such as the subject site which is owned by the College Rifles Rugby Union Football & Sports Club. While the open space zones generally provide for public use, some privately owned, or Crown-owned sites may restrict public use and access.

Collectively, these provisions seek to ensure that recreational needs are met through the provision of a range of quality open space areas that provide for both passive and active activities and that the adverse effects of use and development of open space areas on residents, communities and the environment are avoided, remedied or mitigated. Specifically and relevant to the subject site, Policy H7.3(1)(a) seeks to design, develop, manage and maintain open spaces to: provide for the needs of the wider community as well as the needs of the community in which they are located and (d) seeks to provide for people of differing ages and abilities.

In addition to the above, the Sport and Active Recreation Zone description acknowledges that commercial activities accessory to sport and active recreation activities may be undertaken in appropriate locations. The reason for this is because these activities can provide economic benefits as well as social benefits.

Leveraging from the applicants sporting and early learning background, and the need for clubs nationwide to expose and encourage younger members of our communities to get involved in active sport and recreation, this opportunity allows synergies between the operations of College Rifles and those children and their families who will attend the proposed ELC in the future whilst maintaining the majority of the site for active recreation use.

The proposed building and site layout has been designed to generally comply with the various development control standards as to avoid, remedy or mitigate potential adverse effects. As detailed above in the Section 5.0, the proposal is considered to generate less than minor adverse character and amenity, traffic, aural, servicing, construction and site modification effects on the surrounding environment.

For these reasons, the proposed development is considered to generate be consistent with the relevant provisions of Chapter H7.

### Signage

The following objectives and policies are considered to be particularly relevant to the signage aspects of the proposal:

Objectives and Policies E23.2 and E23.3

Collectively, these provisions (as they are applicable to this development) seek to ensure that comprehensive development signage is appropriate within the context of the surrounding environment with regards to traffic safety and visual amenity, but is enabled where it

appropriately contributes to the social and economic well-being of communities through establishing a legible environment.

In this case, the proposed signage is modest in size, and has been located in a manner which will ensure that it will be easily visible and readable when approaching the location of the ELC. As such, the signage will not be obtrusive or of a scale which is inappropriate within the surrounding context of the environment. The scale of the proposed signage and the signage already existing within the surrounding environment is relatively modest in scale, and are well defined and separated from one another, such that the proposed additional sign is not considered to create any cumulative effects on the amenity and traffic safety of the surrounding area. The signage will only advertise the activity on site.

For these reasons, the proposed development is considered to generate be consistent with the relevant provisions of Chapter E23.

### Noise and Vibration

The following objectives and policies are considered to be particularly relevant to the noise aspects of the proposal:

Objectives and Policies E25.2 and E25.3.

These objectives and policies seek to protect people from unreasonable levels of noise and vibration, protect amenity values of open space and residential zones, protect existing and authorised activities from reverse sensitivity effects, avoid establishment of activities sensitive to noise in industrial zones where adverse effects (including reverse sensitivity effects) arise that cannot be otherwise appropriately remedied or mitigated, and avoid, remedy or mitigate the adverse effects of noise and vibration from construction, maintenance and demolition activities while having regard to the sensitivity of the receiving environment, duration and hours of operation, and the practicability of complying with permitted noise and vibration standards.

It is considered that the proposed activity is consistent with the above objectives and policies.

The noise generated by the ELC activity will comply with the relevant noise levels at all property boundaries. Noise and vibration effects generated by construction and earthworks will be appropriately managed by controlling hours of works and through the implementation of a construction management plan which gives particular regard to sensitive receivers.

### Transport

The following objectives and policies are considered to be particularly relevant to the traffic aspects of the proposal:

Objectives and Policies B3.3.1 and B3.3.2.

The proposal will not result in adverse traffic effects on the safe and efficient operation of the road network, provided that the on-site car parking requirements of the AUP:OP are met. The traffic generated by the proposal can be appropriately accommodated by the road network, such that its efficient and safe operation is not compromised. The proposal is considered consistent with these objectives and policies.

Objectives and Policies at E27.2 & E27.3

Collectively, these provisions seek to ensure that new development provides for sufficient parking, loading and access to ensure that the efficiency and safety of the surrounding traffic

and pedestrian networks are not adversely affected. As detailed above and within the Traffic Impact Assessment prepared by Stantec, the proposal is considered acceptable from a transportation perspective.

For these reasons, the proposed development is considered to generate be consistent with the relevant provisions of Chapter E27.

### Earthworks / Land Disturbance

The following objectives and policies are considered to be particularly relevant to the earthworks / land disturbance aspects of the proposal:

#### E12.2 – Objectives, and Policies 1, 2, 3, 5 and 6 at E12.3

Collectively, these provisions seek to ensure that land disturbance is appropriately managed and controlled to avoid any potential adverse effects associated with earthworks on the natural and physical resources of the environment, and on persons with regards to construction activities (noise, vibration, traffic etc). As discussed above, the proposed earthworks will be carried out in accordance with the plans provided, in accordance with TP90 requirements, and appropriate measures will be put in place during construction to ensure that truck movements to and from the site will be limited to avoid impacting upon the surrounding traffic network, and the noise, vibration and dust generated during construction will be managed to ensure compliance with the relevant permitted activity standards of the AUP:OP.

Overall, the proposal is considered to be consistent with the relevant objectives and policies of Chapter E12.

### Summary

For the reasons outlined above, overall, I consider that the proposal is consistent with the relevant objectives and policies of the AUP:OP.

### Assessment Criteria

Given the hierarchical relationship with the higher order objectives and policies and their effects based approach, any assessment criteria that may potentially be relevant are deemed to be satisfied for the reasons set out in the foregoing assessment of effects on the environment and the analysis of the AUP:OP objectives and policies.

## 9.0 OTHER MATTERS

There are no other matters considered relevant to making an appropriate determination on whether to grant or refuse consent to this application. The matters covered by sections 104(1)(a) and 104(1)(b) are deemed to be sufficient.

## 10.0 PART 2 OF THE RMA

In the context of this discretionary activity application for land use consent, where the relevant objectives and policies and matters for discretion in the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects. As such, there is no need to go beyond these provisions and look to Part 2 as an assessment against Part 2 would not add anything to the evaluative exercise.

## 11.0 CONCLUSION

ELC Group Ltd seeks land use consent for a new purpose-built early learning centre at Haast Street, Remuera.

Consent is required as a consequence of the activity, new buildings within the Open Space zone and for other matters associated with the establishment of the ELC.

Overall, consent is required as a discretionary activity.

Given the above and the preceding assessments, the proposed development generates actual and potential effects that are considered to be less than minor in scale, of an acceptable nature and consistent with the relevant provisions of the Auckland Unitary Plan: Operative in Part.

The proposal is consistent with the purpose and principles of the Resource Management Act 1991 as outlined in Part 2.

Accordingly, the proposal is considered appropriate for approval subject to suitable conditions of consent. It is requested that draft conditions are sent to the applicant for review prior to any decision being made.

Report prepared by:

Gareth Pasfield | BPlan  
Planner