

Ryman Healthcare Limited

Proposed Comprehensive Care Retirement Village

**26 Donald Street and 37 Campbell Street,
Karori, Wellington**

Volume One

Resource Consent Applications and Assessment of Environmental Effects



September 2020

TABLE OF CONTENTS

Part A: Resource Consent Application

Part B: Assessment of Environmental Effects

1.	Introduction	1
1.1	Project Overview	1
1.2	Introduction to Ryman	2
1.3	Project Rationale	3
1.4	Document Structure	5
2.	Description of the Proposal	7
2.1	Layout and Design of the Proposed Village	7
2.2	Servicing	21
2.3	Construction Activities	27
3.	Environmental Setting	29
3.1	Introduction	29
3.2	General Wider Setting	29
3.3	Physical Setting	29
3.4	Contaminated Land	34
4.	Resource Consent Requirements	37
4.1	Introduction	37
4.2	Wellington City District Plan	37
4.3	Natural Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health	45
4.4	Summary	46
5.	Assessment of Environmental Effects	48
5.1	Introduction	48
5.2	Positive Effects	49
5.3	General Construction Effects	50
5.4	Wastewater Management	54
5.5	Stormwater Management	55
5.6	Geotechnical Matters	56
5.7	Heritage	57
5.8	Arboriculture	60
5.9	Urban Design Effects	61
5.10	Signage	68
5.11	Landscape and Visual Effects	69
5.12	Wind Effects	73
5.13	Noise	76
5.14	Traffic and Parking	79
5.15	Open Space and Recreation	82
6.	Consultation	84

6.1	Community Consultation	84
6.2	Heritage New Zealand Pouhere Taonga	84
7.	Statutory Assessment _____	86
7.1	Introduction	86
7.2	Section 104D Assessment	86
7.3	Section 104 Assessment	87
7.4	Summary	94
8.	Notification Assessment _____	95
8.2	Notification Conclusion	98
9.	Conclusion _____	99

LIST OF FIGURES

Figure 1:	Site Location in Karori, Wellington	2
Figure 2:	Aerial View of Site	31
Figure 3:	Buildings that have been Deconstructed	33
Figure 4:	Proposed Building Heights 3D	40

LIST OF TABLES

Table 1:	Elderly Population Statistics and Projections for the Wellington Region	4
Table 2:	Key Features of Building B01A	9
Table 3:	Key Features of Building B01B	10
Table 4:	Key Features of Building B02	11
Table 5:	Key Features of Building B03	12
Table 6:	Key Features of Buildings B04 and B05	12
Table 7:	Key Features of Building B06	13
Table 8:	Key Features of Building B07	13
Table 9:	Assessment of Standards Not Complied With	39
Table 10:	Building Height Exceedances	40

VOLUME 2

LIST OF APPENDICES

- Appendix A: Records of Title
- Appendix B: Urban Design Assessment – Clinton Bird Urban Design Limited
- Appendix C: Heritage Technical Report – DPA Architects
- Appendix D: Infrastructure Assessment Report – Woods
- Appendix E: Transportation Assessment Report – Commute Transportation Consultants
- Appendix F: Arboricultural Report – Tree Management Solutions
- Appendix G: Greater Wellington Regional Council Maps
- Appendix H: Assessment of Geotechnical Effects – Tonkin & Taylor
- Appendix I: Certificates of Compliance – Wellington City Council
- Appendix J: Ground Contamination Assessment of Environmental Effects – Tonkin & Taylor
- Appendix K: Operational Noise Assessment – Marshall Day Acoustics
- Appendix L: Landscape and Visual Effects Assessment – R.A. Skidmore Urban Design Limited
- Appendix M: Wind Assessment – WSP
- Appendix N: Email Correspondence – Cosgroves
- Appendix O: Email Correspondence – WCC Parks and Recreation
- Appendix P: Written Approval – 33 Campbell Street

VOLUME 3

- A: Resource Consent Architectural Package
- B: Resource Consent Assessment Package
- C: Resource Consent Visual Simulations



PART A

Resource Consent Application

FORM 9

APPLICATION FOR RESOURCE CONSENT

Sections 87AAC, 88 and 145, Resource Management Act 1991

To: Resource Consents
Wellington City Council
PO Box 2199
101 Wakefield Street
WELLINGTON 6011

1. **Ryman Healthcare Limited apply for the following type(s) of resource consent:**

All necessary resource consents to authorise the construction, operation, and maintenance of a comprehensive care retirement village at 26 Donald Street and 37 Campbell Street, Karori, including, but not necessarily limited to:

- A land use consent for:
 - A residential activity that does not comply with the relevant noise, parking and site access standards in the District Plan;
 - The construction, operation and maintenance of buildings associated with the Proposed Village that do not comply with the relevant site coverage and maximum height conditions;
 - The construction of a multi-unit residential development;
 - The construction of buildings and structures within the Karori Education Campus;
 - Signage;
 - Earthworks;
 - The remediation, use and development of contaminated, and potentially contaminated land; and
 - The disturbance of soil and change of land use on a contaminated site.

2. **The activity to which the application relates (the proposed activity) is as follows:**

The proposal is to establish a comprehensive care retirement village on the site. The retirement village has been designed to provide a full range of elderly housing and care options, comprising independent living apartments, assisted living suites and rest home care – including higher-level care and dementia care. The layout of the retirement village has been specifically designed to provide a high level of amenity and meet the needs of the residents.

The retirement village is depicted on the resource consent drawings, assessment drawings, landscape plans and visual simulations provided in Volume 3 to the Assessment of Environmental Effects supporting this resource consent application. The key features of the retirement village are summarised as follows:

- 60 care rooms – all of which will be located in Building B01B;
- 68 assisted living suites – all of which will be located in Building B01B;
- 180 apartments across Buildings B01A, B01B, B02 – B07, comprising:
 - 4 one-bedroom apartments;
 - 133 two-bedroom apartments; and
 - 43 three-bedroom apartments.
- 230 car parks, comprising:
 - 40 at-grade car parks; and
 - 190 basement and undercroft car parks.

The proposal represents an opportunity to establish a high quality, purpose built, secure retirement village on a site in the residential community of Karori, close to existing amenities and facilities.

The retirement village has been specifically designed to meet the needs of the elderly residents, based on the extensive experience of Ryman Healthcare Limited in the development and operation of retirement villages. Particular consideration has also been given to avoiding, remedying, or mitigating potential adverse environmental effects on the environment through the design and layout of the retirement village. This includes designing the retirement village to sit comfortably within the existing neighbourhood and surrounding land uses, and utilising some of the existing buildings on site. The proposal also includes a landscape plan for the site which will provide a park like setting, incorporating the use of existing vegetation and both native and exotic species to provide fragrance and colour throughout the different seasons of the year.

This application is made in general accordance with the attached Assessment of Environmental Effects, which forms part of this resource consent application.

3. **The site at which the proposed activity is to occur is as follows:**

The site is located at 26 Donald Street and 37 Campbell Street, Karori, Wellington.

The site is legally described as Section 1 Survey Office Plan 28414 and Section 2 Survey Office Plan 515832 and is held in Records of Title 790147 and 812554 NA22A/355. The Records of Title are attached as **Appendix A** to this Assessment of Environmental Effects.

The site is approximately 3.05 hectares in area.

4. **The full name and address of each owner or occupier (other than the applicant) of the site to which the application relates are as follows:**

The site is owned by Ryman Healthcare Limited via a holding company (Healthcare Shelf Company No. 28 Limited).
5. **The other activities that are part of the proposal to which the application relates are as follows:**

Other aspects of the proposal which are permitted under the relevant statutory planning documents are described in the attached Assessment of Environmental Effects.
6. **The following additional resource consents are needed for the proposal and have been applied for:**

The following resource consents have been applied for from the Greater Wellington Regional Council:

 - A land use consent for the construction of a bore;
 - A water permit for the taking or use of water for dewatering purposes;
 - A discharge permit for the discharge of stormwater from a new development into water, or onto or into land;
 - A land use consent and a discharge permit for earthworks and the associated discharge of sediment into water or onto land;
 - A discharge permit for the take of groundwater and the associated diversions and discharge of water for the purpose of dewatering excavations;
 - A water permit for the abstraction of groundwater for amenity irrigation purposes; and
 - A land use consent and discharge permit for the use of land and the associated diversion and discharge of water or contaminants associated with the drilling and construction of a bore.
7. **I attach an assessment of the proposed activity's effect on the environment that—**
 - (a) Includes the information required by Clause 6 of Schedule 4 of the Resource Management Act 1991; and
 - (b) Addresses the matters specified in Clause 7 of Schedule 4 of the Resource Management Act 1991; and
 - (c) Includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.
8. **I attach an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.**

9. I attach an assessment of the proposed activity against any relevant provisions of a document referred to in Section 104(1)(b) of the Resource Management Act 1991, including the information required by Clause 2(2) of Schedule 4 of that Act.
10. No other information is required to be included in this resource consent application by the Wellington City District Plan.



Signed:

(On behalf of Ryman Healthcare Limited by its authorised agent Dr Phil Mitchell, Mitchell Daysh Limited)

Dated at Auckland this 1st day of September 2020.

Address for Service: Ryman Healthcare Limited
C / - Mitchell Daysh Limited
PO Box 300 673
Auckland 0752

Contact: Dr Phil Mitchell

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PART B

Assessment of Environmental Effects

1. INTRODUCTION

1.1 PROJECT OVERVIEW

Ryman Healthcare Limited (“**Ryman**”) is a leading provider of comprehensive care retirement living and has been operating in New Zealand for 35 years. During this time Ryman has developed an excellent reputation for its specialist service in aged care villages and healthcare. Through this experience the company has developed knowledge and expertise in the construction and operation of purpose-built retirement villages that meet the needs of the community.

With a view to providing additional specialist aged care in Wellington, Ryman proposes to construct, operate, and maintain a comprehensive care retirement village (“**Proposed Village**”) at 26 Donald Street and 37 Campbell Street, Karori (“**the Site**”). The Proposed Village will provide comprehensive care for elderly residents. It will include a range of apartments, assisted living suites, rest home and higher-level care options (including dementia care). This continuum of care concept is seen as an important safeguard by elderly residents, as evidenced by the high demand for Ryman’s retirement villages throughout New Zealand.

The Site is approximately 3.05 hectares (“**Ha**”) in area and is owned by Healthcare Shelf Company No. 28 (a company owned by Ryman). The Site is legally described as Section 1 Survey Office Plan 28414 and Section 2 Survey Office Plan 515832 and is held in Records of Title 790147 and 812554 NA22A/355. The Records of Title are attached as **Appendix A** to this Assessment of Environmental Effects (“**AEE**”).

The general location of the Site is depicted in Figure 1 below.

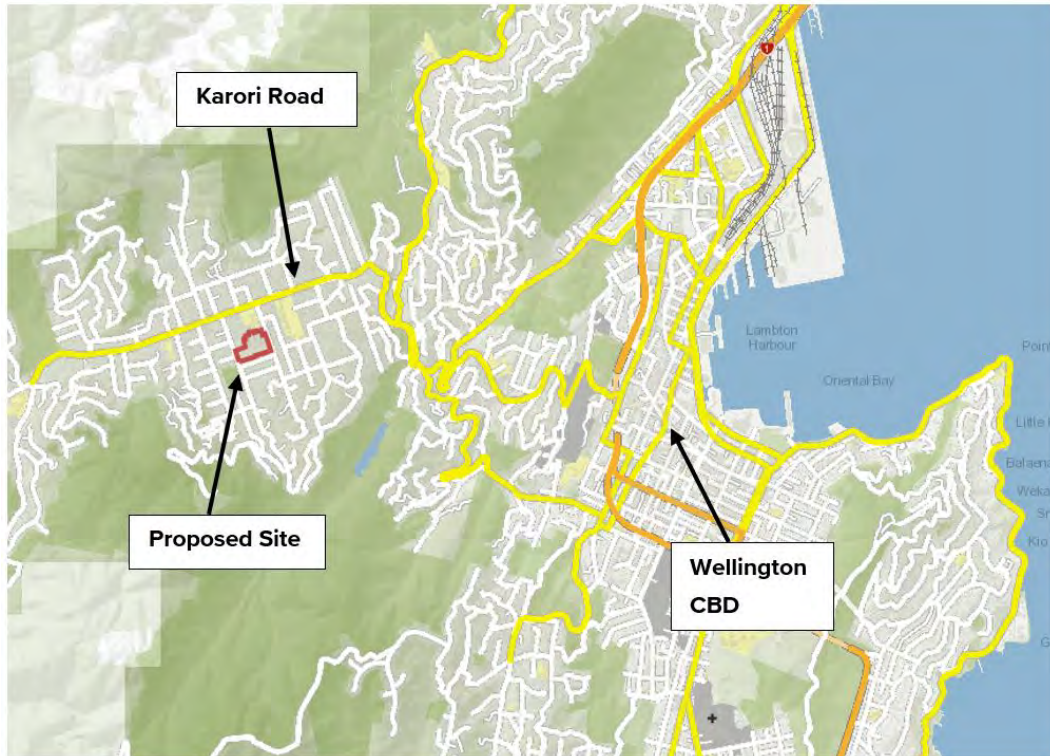


Figure 1: Site Location in Karori, Wellington

The Site is considered to be ideally suited for a retirement village due to its size and topography within the well-established residential suburb of Karori, and also due to its reasonably close proximity to shops, services, and transport links. Ryman have also identified that there is considerable demand for high-quality retirement village accommodation options in Karori and the surrounding suburbs.

The Site is considered to be a ‘windfall’ site under the Wellington City District Plan (“**District Plan**”), which are described as being “*relatively large properties that are located within an established residential area, but which have never been developed for residential purposes*”. The District Plan further states that “*because of their size these properties can provide significant opportunities for residential intensification*”. As such, the size and location of the Site makes it ideally suited for a comprehensive care retirement village.

1.2 INTRODUCTION TO RYMAN

Ryman has been operating retirement villages for the elderly in New Zealand since 1984. It currently has four retirement villages operating in Wellington, located in Petone, Khandallah, Kilbirnie and Lower Hutt.

Ryman has a reputation of building and operating exceptionally high-quality retirement villages and employing professional, caring staff. Ryman’s retirement villages provide a range of living options, including independent living apartments, assisted living suites and

care centres that provide specialised levels of rest home and higher-level care. The expertise that Ryman has developed in caring for elderly residents has resulted in the company being awarded “Best Retirement Village in New Zealand” at the Australasian Aged Care Industry Awards on six occasions.

Ryman is considered to be a pioneer in many aspects of the healthcare industry – including retirement village design, standards of care, and staff education. A high quality, purpose-built village is a core principle of Ryman’s philosophy. This philosophy has been a key aspect in the planning, site layout and design of the Proposed Village in Karori.

1.3 PROJECT RATIONALE

The lack of comprehensive care retirement living in New Zealand is considered to be at crisis point.¹ The demand for quality living options of a standard that is acceptable to retirees is significantly higher than the current supply. The supply of retirement living is decreasing due to the ongoing closure of small, poor quality aged care homes. These are usually conversions of old houses that are not up to standard and which provide a poor living environment, lack insulation, and do not provide suitable amenities for elderly residents.

Ryman considers that its residents deserve a high quality, safe and warm environment, where residents are able to go about their day to day activities comfortably and to a standard that people choose to live in.

Approximately 768,800 people in New Zealand were aged 65+ years as at June 2019.² This number is expected to rise to approximately 885,700 people by 2023, and between 1.3 and 1.4 million people by 2043, primarily due to the ageing of the ‘baby boomer’ generation. In effect, the number of people aged 65+ years will roughly double within the next 25 years.

It is also estimated that approximately 323,700 people in New Zealand are aged 75+ years (the primary demographic for Ryman’s retirement villages), and this number is expected to rise to over 698,000 nationally within the next 20 years.

With respect to the Wellington Region, Table 1 below highlights the increase in the population aged 65+ and 75+ years experienced in the region between 2013 and 2018. Table 1 also details the projected growth in the population over 65+ and 75+ years through to 2043. In this regard, the population aged 65+ years is expected to range between 119,500 and 152,700 people, whilst the population aged 75+ years is expected to range between 67,810 and 87,910 people.

¹ “Aged Residential Care Service Review” – Grant Thornton (September 2010).

² Source: Statistics New Zealand.

Table 1: Elderly Population Statistics and Projections for the Wellington Region³

Year	Total Wellington Region Population	Total Wellington Region Population 65+	Percentage Wellington Region Population 65+	Total Wellington Region Population 75+	Percentage Population 75+
2013 (ex-census)	486,700	64,100	13.2%	27,200	5.6%
2018 (ex-census)	514,752	73,947	14.4%	31,155	6.1%
2043 (medium growth projection)	571,300	136,600	24%	78,400	13.7%
2043 (high growth projection)	650,300	152,700	23.5%	87,910	13.5%

In light of the retirement living supply crisis identified above, Ryman considers it important that suitable sites are developed for comprehensive care retirement villages in the Wellington Region. With this in mind, Ryman seeks to provide comprehensive care retirement villages that include a range of retirement living and care options, including independent apartments, serviced care, rest home care, hospital care and dementia level care.

The ability to provide a continuum of care from an independent lifestyle to 24-hour nursing care within the same site is considered to be very important for the following reasons:

- A site offering a full range of care options means that residents only need to make one move; and
- It allows couples to remain close to each other despite any differences in the level of care that they may require individually (i.e. it avoids couples being housed in different accommodation in different parts of Wellington, reducing stress on residents and families).

³ Source: Statistics New Zealand.

In addition, and due to the frailty and mobility limitations of some residents, Ryman provides extensive on-site community amenities, including entertainment activities, recreational facilities, small shops, bar and restaurant facilities, communal sitting areas, and large, attractively landscaped areas. All of these features lead to significant positive benefits for residents and for the efficient management and operation of the Proposed Village. Because of the operational requirements of the Proposed Village, and the need to have all communal amenities and care rooms located in the village centre (Building B01A), this results in a density and layout that differs from a typical residential development.

In addition to utilising sites efficiently in order to cater for the supply crisis in retirement living, it is Ryman's experience that there are a limited number of potentially suitable sites in urban areas that can accommodate the type of retirement villages that are undertaken by Ryman. As such, it is considered that the characteristics of the Site and its 'windfall' status under the District Plan make it extremely suitable for the Proposed Village.

As already noted, locating the Proposed Village in Karori will increase the residential accommodation options available in the wider area. It will also enable elderly residents to continue to participate in community life in a familiar setting, close to friends and family. The ability to achieve this has proven benefits in terms of improving the quality of life of elderly people. Ryman has found that where residents can continue to reside in, or near, the community within which they have previously lived, the stress associated with the transition to assisted living or a higher level of care is markedly reduced.

Given the increasing demand for retirement living options in Wellington (including dementia care and assisted care options), Ryman considers it is essential to maximise the efficient use of the Site in order to best cater for the living needs of retirees. Such an approach will enable the social and economic wellbeing, and health and safety, of people and communities in accordance with Section 5(2) of the Resource Management Act 1991 ("**RMA**"). It also constitutes an efficient use of natural and physical resources in accordance with Section 7(b) of the RMA.

1.4 DOCUMENT STRUCTURE

This AEE has been prepared to accompany the resource consent applications by Ryman to Wellington City Council ("**WCC**") for all necessary resource consents to enable the construction, operation, and maintenance of the Proposed Village at the Site. This AEE is considered to comply with the relevant requirements in Schedule 4 of the RMA, and is considered to address the relevant matters identified in the District Plan and the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health ("**NES Soil**").

This AEE comprises nine sections as follows:

- Section 1:** This introduction, which provides background to the proposal, an introduction to Ryman, the rationale for the project, and the structure of this AEE.
- Section 2:** Provides a detailed description of the proposal.
- Section 3:** Describes the environmental setting, including general site characteristics, social setting, and physical setting.
- Section 4:** Sets out the resource consent requirements for the proposal.
- Section 5:** Provides an assessment of environmental effects associated with the proposal.
- Section 6:** Outlines the consultation undertaken for the proposal.
- Section 7:** Sets out the statutory framework within which the resource consent applications have been made and assesses the proposal in relation to the provisions of the RMA and the relevant provisions of the statutory planning documents administered by WCC.
- Section 8:** Addresses notification matters in accordance with Sections 95A – 95E of the RMA.
- Section 9:** Provides a short concluding statement.

The technical assessments prepared in support of the resource consent applications by Ryman are provided in Volume 2 to this AEE, while the resource consent drawings, assessment drawings, landscape plans and visual simulations are provided in Volume 3.

2. DESCRIPTION OF THE PROPOSAL

2.1 LAYOUT AND DESIGN OF THE PROPOSED VILLAGE

The Proposed Village is intended to provide a full range of elderly housing and living options on the Site, comprising independent living apartments, assisted living suites, and rest home care (including higher level care and dementia care). The various housing options within the Proposed Village will provide a high level of amenity for the residents and sit comfortably within the surrounding residential environment, whilst also repurposing some of the existing buildings on the Site.

With respect to the above point, the design of the Proposed Village includes the retention and repurposing of the following existing buildings and features on the Site (which were part of the Wellington Teachers' Training College ("**Teachers' College**")):

- The Allen Ward VC Hall;
- The Tennant Block;
- The octagonal-shaped section of the Oldershaw Block;
- The majority of the Lopdell Gardens (with any removal limited to that required in order to enable the construction of new buildings of the Proposed Village, or for plant health purposes); and
- The area of vegetation located in the south-eastern corner of the Site.

The Residential Design Guidelines in the District Plan have been considered and reflected in the design of the Proposed Village. The location and design of the buildings within the Site also incorporate universal design principles (such as Crime Prevention Through Environmental Design ("**CPTED**")), while also appropriately addressing wind direction at the Site, as per the District Plan's Design Guide for Wind.

Movement through the Site has been given particular attention in the design of the Proposed Village. In this regard, the existing vehicle entrance off Donald Street will be retained, with an additional vehicle access crossing for car parking proposed for Campbell Street. Vehicle movement through the Site will be framed by the proposed and existing buildings.

Ryman also proposes to enable public use of an area in the south-eastern corner of the Site, fronting Donald Street. This will remain in Ryman's ownership however, the Proposed Village will be fenced off from this open space.

Further analysis on the underlying design structure of the Proposed Village is also provided in the Urban Design Assessment by Clinton Bird Urban Design Limited, which is attached as **Appendix B** to this AEE.

The overall layout and design of the Proposed Village is depicted on the Site Plans provided in Volume 3 to this AEE. However, the key features of the Proposed Village are summarised as follows:

- A village centre building (Building B01A) containing the communal facilities and 44 apartments, comprising:
 - 1 one-bedroom apartment;
 - 39 two-bedroom apartments; and
 - 4 three-bedroom apartments.
- One seven-storey apartment building (Building B01B) housing:
 - 60 care beds;
 - 68 assisted living suites; and
 - 24 apartments, comprising:
 - 3 one-bedroom apartments;
 - 11 two-bedroom apartments; and
 - 10 three-bedroom apartments.
- Five two and three-storey apartment buildings (Buildings B02 – B06) housing 96 apartments, comprising:
 - 70 two-bedroom apartments; and
 - 26 three-bedroom apartments.
- One three-storey apartment building (Building B07) housing 16 apartments, comprising:
 - 13 two-bedroom apartments; and
 - 3 three-bedroom apartments;
- 230 car parks, comprising:
 - 40 at-grade car parks; and
 - 190 basement and undercroft car parks.

Further detail on the configuration of each building is provided in the sub-sections below.

2.1.1 Building B01A

Building B01A covers an area of approximately 3,533 m² and includes the retention and refurbishment of the Allen Ward VC Hall and the Tennant Block. This building will also provide the main village entrance and house most of the communal and operational amenities, as well as a number of apartments.

Level 3 of Building B01A will open out to the bowling green, providing a communal outdoor open space area for the Proposed Village. The layout of the various levels of Building B01A is summarised in Table 2 below and detailed in Drawings RC19 to RC24 in Volume 3 of this AEE.

Table 2: Key Features of Building B01A

Level 1	Car parks	9
	Car parks – Electric Vehicles	2
	Car parks – Disabled	2
Level 2	Two-bedroom apartments	2
Level 3 – Ground Floor	Two-bedroom apartments	14
	Three-bedroom apartments	2
Level 4	One-bedroom apartments	1
	Two-bedroom apartments	13
	Three-bedroom apartments	2
Level 5	Two-bedroom apartments	10

Ancillary amenities to be located within Building B01A will include:

- Indoor swimming pool and spa;
- Theatre;
- Crafts room;
- Gym;
- Store;
- Activities room;
- Reflection room;
- Outdoor patio with canopy and terrace areas;
- Bowling Green;

- Café with terrace;
- Salon / barber and beauty treatment facilities;
- Large common lounge, bar and dining areas;
- Library;
- Pool and darts room;
- Residents workshop;
- Staff conveniences and manager's office;
- Sales office;
- Commercial Kitchen;
- Commercial Laundry; and
- Utilities and equipment plant.

2.1.2 Building B01B

Building B01B covers an area of approximately 2,786 m². Building B01B will house the residential care area, including rest home, hospital and dementia care facilities, and a number of apartments. The layout of the various levels of Building B01B is summarised in Table 3 below and detailed in Drawings RC18 – RC25 in Volume 3 of this AEE.

Table 3: Key Features of Building B01B

Level 0	Car parks	52
	Car parks – Disabled	2
	Car parks – Electric Vehicles	2
Level 1	Assisted living suites	12
	Care beds	20
Level 2	Assisted living suites	12
	Care beds	20
Level 3 – Ground Floor	Assisted living suites	12
	Care beds	20
Level 4	Assisted living suites	12

	One-bedroom apartments	1
	Two-bedroom apartments	2
	Three-bedroom apartments	4
Level 5	Assisted living suites	10
	One-bedroom apartments	1
	Two-bedroom apartments	2
	Three-bedroom apartments	4
Level 6	Assisted living suites	10
	One-bedroom apartments	1
	Two-bedroom apartments	7
	Three-bedroom apartments	2

2.1.3 Building B02

Building B02 will be located at the south-western end of the Site, and inclusive of Buildings B03-B06 will cover an area of approximately 6,431 m². Building B02 will provide two-bedroom apartments over three levels. The layout of the various levels of Building B02 is summarised in Table 4 below and detailed in Drawings RC31 – RC34 in Volume 3 of this AEE.

Table 4: Key Features of Building B02

Level 0 –	Car parks	14
Ground Floor	Car parks – Electric Vehicles	2
	Two-bedroom apartments	8
Level 1	Two-bedroom apartments	12
Level 2	Two-bedroom apartments	10

2.1.4 Building B03

Building B03 will be located at the south-western end of the Site. Building B03 will provide two and three-bedroom apartments over three levels. The layout of the various levels of Building B03 is summarised in Table 5 below and detailed in Drawings RC31 – RC34 in Volume 3 of this AEE.

Table 5: Key Features of Building B03

Level 0 – Ground Floor	Car parks	23
	Two-bedroom apartments	8
Level 1	Two-bedroom apartments	11
	Three-bedroom apartments	1
Level 2	Two-bedroom apartments	7
	Three-bedroom apartments	1

2.1.5 Buildings B04 and B05

Buildings B04 and B05 will be located at the southern end of the Site. Buildings B04 and B05 will provide two and three-bedroom apartments over three levels. The layout of the various levels of Buildings B04 and B05 are summarised in Table 6 below and detailed in Drawings RC31 – RC34 in Volume 3 of this AEE.

Table 6: Key Features of Buildings B04 and B05

Level 0 – Ground Floor	Car parks – B04	23
	Car parks – B05	24
	Two-bedroom apartments	2
Level 1	Two-bedroom apartments	5
	Three-bedroom apartments	1
Level 2	Two-bedroom apartments	3
	Three-bedroom apartments	1

2.1.6 Building B06

Building B06 will be located at the southern end of the Site. Building B06 will provide two and three-bedroom apartments over three levels. The layout of the various levels of Building B06 is summarised in Table 7 below and detailed in Drawings RC31 – RC34 in Volume 3 of this AEE.

Table 7: Key Features of Building B06

[Redacted]		
Level 0 – Ground Floor	Car parks	11
	Two-bedroom apartments	3
	Three-bedroom apartments	1
Level 1	Two-bedroom apartments	5
	Three-bedroom apartments	1
Level 2	Two-bedroom apartments	3
	Three-bedroom apartments	1

2.1.7 Building B07

Building B07 will be located along the eastern boundary of the Site. This building will cover an area of approximately 1,695 m². Building B07 will provide two-bedroom apartments over three levels. The layout of the various levels of Building B07 is summarised in Table 8 below and detailed in Drawing RC36 in Volume 3 of this AEE.

Table 8: Key Features of Building B07

[Redacted]		
Level 0	Car parks	20
	Car parks – Disabled	2
	Car parks – Electric Vehicles	2
	Two-bedroom apartments	13
	Three-bedroom apartments	3

Level 1 – Ground Floor	Two-bedroom apartments	5
	Three-bedroom apartments	1
Level 2	Two-bedroom apartments	5
	Three-bedroom apartments	1

2.1.8 Accessory Buildings / Structures

Several accessory buildings and structures will be located throughout the Site. These include:

- The octagonal portion of the existing Oldershaw Block;
- A compactor shed (Building B08); and
- A bore for amenity irrigation purposes.

The octagonal Oldershaw Block is a two storey building that is located within the northern area of the site. This building has been retained for resident use.

The compactor shed is a single storey building that is proposed to be located to the east of Building B01B. The location and details of the shed are provided in Drawing RC38 in Volume 3 of this AEE.

2.1.9 Building Design and External Appearance

The design of the Proposed Village has been influenced by a desire, where practicable, to retain and integrate some of the existing buildings and features of the Site. In addition, considerable effort has been made to ensure that the overall design of the state-of-the-art comprehensive care retirement village is compatible with those buildings which have been retained on the Site, and the wider established residential environment.

Some of the design features of the retained buildings include:

- Shallow pitched roofs in either mono-pitched, gabled or hipped forms;
- The use of timber tongue and groove boarding to gable ends and to external walls to denote corridors within the buildings;
- The use of concrete in different forms;
- The use of timber for window and door joinery and the particulate fenestration pattern;
- Entry porticos;
- Original covered ways including concrete block columns; and
- The inclusion of skylights within the roofscape.

The design of new buildings and features in the Proposed Village has been carefully considered, so to not resort to replication of the retained buildings, ensuring that new buildings will not be confused as being part of the former Teachers' College. Additionally, the design of the Proposed Village reflects and is compatible with the character of the surrounding residential setting.

Further detail on the building design and external appearance of the Proposed Village is provided in Drawings RC12 – RC17, RC26 – RC30, RC35 and RC37-RC38 in Volume 3 of this AEE, in the visual simulations in Volume 3, and in the Heritage Concept Drawings provided with the Heritage Technical Report in **Appendix C** to this AEE.

2.1.10 Access, Internal Rooding and Car Parking

Vehicular access to, and from, the Proposed Village will be provided via two accesses. The existing Donald Street access point will be retained in its current location as the main two-way vehicular access for the Proposed Village. This access point will have a formed access width of 9 m and provide vehicle access throughout the Site. An additional access point is proposed on Campbell Street in the south-western corner of the Site, to provide vehicle access to undercroft car parking in Buildings B02 – B06.

The vehicle accesses off both Campbell Street and Donald Street will provide more than 90 m of sight distance in each direction, satisfying the sight distance requirements in RTS-6⁴.

A key feature of the internal rooding network is access to the entrance portico of Building B01A, which will be the primary focal point for visitors to the Proposed Village. This will provide for pick-up and drop-off manoeuvres and cater for vehicles up to a transit van size, a vehicle commonly used to transport residents.

The internal rooding network will have a minimum width of 5.5 m, which will provide two-way vehicle access throughout the Site while also moderating vehicle speeds. These dimensions are in accordance with the recommended movement lane dimensions of a 'live and play' land use in suburban area – primary access to housing context contained in New Zealand Standard 4404:2010 Land Development and Subdivision Infrastructure. These dimensions have also been used extensively at other retirement villages by Ryman around New Zealand without issue.

Cross sections and elevations of the proposed internal rooding network have been prepared by Wood & Partners Consultants Limited (“**Woods**”) and are provided as Drawings 042_RCT_401_C0-200, 042-RCT_401_C3-220, 042-RCT_401_C3-250 and

⁴ Guidelines for Visibility at Driveways, RTS 6, Land Transport Safety Authority, July 2001.

042_RCT_401_C3-251 within the Infrastructure Assessment Report (attached as **Appendix D** to this AEE).

All of the internal roading network will be owned and maintained by Ryman.

Access to the basement and undercroft parking areas is provided in four locations: at the north-western end of B01B; on the Campbell Street side of B02 in the south-western corner of the Site; between Buildings B04 and B05 on their north side; and on the western side of Building B07.

Ramp access is provided for vehicle access to the car park of Building B01B, with an internal connection ramp connecting the basement car park of Building B01B with that of Building B01A.

The Campbell Street entrance to the Building B02 car park, the on-site entrance to undercroft carparks located between Buildings B04 and B05, and the western entrance to the Building B07 car park are flat. In addition, Buildings B02, B03, B04, B05 and B06 will be connected via an underground accessway between the respective undercroft car parks.

Car parking within the Site will consist of a total of 230 car parks (including 9 disability / accessible car parks), of which 190 will be located in the basements or ground level of Buildings B01 – B07. Access to the basement car parks (Level 0) will be provided by flat and ramped entrances – which will comply with the maximum grade standards and will provide appropriate grade transitions. The remaining 40 car parks will be located at-grade around the Site. 25 car parks will be allocated for staff use.

One loading bay is proposed on the south side of Building B01A, which will provide easy access to kitchen / laundry facilities.

Further detail on the layout of the proposed car parking within the Site and the circulation of vehicles within the Site is provided in the Transportation Assessment by Commute Transportation Consultants (provided as **Appendix E** to this AEE), in Drawings RC04, RC18 – RC19, RC31, RC36 and RCA06 in Volume 3 of this AEE, and in the roading elevations and cross sections provided by Woods as Drawings 042_RCT_401_C0-200, 042-RCT_401_C3-220, 042-RCT_401_C3-250 and 042_RCT_401_C3-251 within the Infrastructure Assessment Report (attached as **Appendix D** to this AEE).

2.1.11 Pedestrian Links

A series of internal pedestrian paths are proposed throughout the Proposed Village. These will provide linkages between the buildings and the various on-site amenities. The pedestrian paths will also provide access to Campbell Street and Donald Street.

The pedestrian paths will provide a series of loop walks for the residents within the confines of the Proposed Village. In this regard, it is Ryman's experience that many of its

residents do not go walking outside of the retirement villages. Instead, they utilise the pedestrian paths around the retirement village to provide a walking circuit that is familiar and safe. These paths will be sheltered from natural elements (e.g., wind and rain) by Site features such as buildings, enclosed linkages, covered walkways, fencing and landscaping.

All of the pedestrian paths within the Site will be owned and maintained by Ryman.

The location of the pedestrian paths within the Site are detailed in Drawing RCA06 in Volume 3 of this AEE.

An existing public pedestrian pathway that runs along the northern edge of the Site, providing access between Donald Street and Campbell Street will remain. As shown on Drawing RCA99 (in Volume 3 to this AEE), the majority of the pathway lies on Council owned land, however a section of the pathway that runs adjacent to the Karori Pool building is located within the Ryman Site. Ryman propose to install wall mounted walkway lighting on the fencing along the northern boundary of the Site to increase security along this section of the property boundary, and to provide greater visibility to evening and early morning users of the pathway. There will be no direct access to the pathway from within the Proposed Village.

2.1.12 Signage

Entrance signage, way-finding signage and speed limit signage will be included throughout the Proposed Village.

Entrance signage to the Proposed Village will consist of one (1300 mm x 500 mm) sign on each side of the Donald Street entrance depicting the name of the retirement village.

Way-finding signage (850 mm x 560 mm) will be installed in ten locations throughout the Proposed Village to assist with direction and orientation around the Site.

Speed Limit signage (850 mm x 350 mm) will be installed in two locations - at the Donald Street vehicle entrance and at the Campbell Street vehicle entrance.

Further details of the design and positioning of signage are provided in Drawing RCA06 in Volume 3 of this AEE.

2.1.13 Landscaping

The landscape planting for the Proposed Village has been designed by Sullivan and Wall Landscapes (Drawings L0-010_P, L0-010PS, L0-020PP and L0-010_1A in Volume 3 to this AEE). The Indicative Landscape Plan sets out a master plan which will be further refined during the detailed design stage of the Proposed Village.

A park like setting is proposed for the Site, incorporating the use of larger tree species that are often unsuitable for standard residential developments within urban boundaries. A number of existing trees and vegetation, particularly in the south-eastern corner of the Site (where public access is proposed) and most of the existing Lopdell Gardens, will be retained. It is noted that the landscaped area in the south-eastern corner of the Site (located to the west of the area that is proposed to be accessible to the public) currently acts as a stormwater detention pond, and will continue to do so following the construction of the Proposed Village. Minor works will be undertaken so to establish sufficient drainage for the area; however, it will be possible to retain the bulk of the existing landscaping (as detailed on the Indicative Landscape Plan).

Further details regarding the retention of existing vegetation are provided in the Arboriculture Report (**Appendix F** to this AEE).

Areas on the Site that are not occupied by buildings, car parks and pedestrian / vehicular access networks will be landscaped and maintained to create a high standard of visual amenity and privacy for both the residents of the Proposed Village and for surrounding properties. All planting and landscaping will be maintained by permanent full-time gardeners in charge of keeping the grounds to a high standard.

It is noted that landscaping along a length of approximately 50 m on the southern side of Building B04 will differ to landscaping in the surrounding areas of the Site as a result of stormwater management provisions that are to be located within this area of the Site (refer to the Stormwater Drainage Layout (Drawing 042-RCT_401_C0-300) and the Stormwater Details Sections (Drawing 042-RCT_401_C4-380) in the Infrastructure Assessment Report, and the Indicative Landscape Plan (Drawing L0-010_P) in the Resource Consent Assessment Package provided in Volume 3 to this AEE). These provisions include a scruffy dome, a weir inlet structure, and a selection of underground pipes. As detailed on the Indicative Landscape Plan, tree establishment in the approximately 50 m area will be restricted due to overland stormwater flow constraints and the shallow depth of the underground stormwater infrastructure. Native trees, shrubs and groundcovers will be established within this area where possible, with the use of evergreen species to avoid blockage of the scruffy dome.

Automated irrigation systems will be installed throughout the Site to ensure plantings establish, survive, and remain in good health.

In summary, the proposed landscaping for the Site will:

- Provide fragrance and colour throughout the different seasons of the year with the planting of New Zealand natives and exotics;
- Establish patterns of planting that highlight the entrances and other features of the Proposed Village;

- Utilise planting and landscape features to establish visual screening and privacy for residents and surrounding neighbours of the Proposed Village;
- Provide seasonal interest and shade for seating areas located throughout the Proposed Village;
- Predominantly retain the existing vegetation in both the proposed public park in the south-east corner of the Site and the Lopdell Gardens in the north-eastern corner of the Site; and
- Demonstrate a mix of planting that effectively mitigates the loss of any established vegetation for construction purposes to ensure the gardens of the Site continue to contribute to the character of the neighbourhood.

2.1.14 Lighting

Details of the lighting to be installed at the Proposed Village are provided on Drawing RCA06 in Volume 3 of this AEE. Drawing RCA06 details the location of proposed road lighting, wall mounted road lighting, walkway lighting, and wall mounted walkway lighting.

For those areas of the Site where there is a direct interface with external areas, the proposed lighting will consist of:

- Walkway lighting (at approximately waist-height) along the Campbell Street boundary of the Site;
- Wall mounted walkway lighting along the fence on the northern boundary of the Site (to light the pedestrian pathway that runs between the Karori Pool and the Proposed Village);
- Wall mounted walkway lighting on the Donald Street boundary of the Site, alongside the pedestrian gates that adjoin the terrace / courtyard area, and to the south of the Allen Ward VC Hall; and
- Road lighting approximately 8 m inside the main village entrance on Donald Street.

Lighting is not proposed within the public space on the south-eastern side of the Site. However, the nearest lighting sources within the Proposed Village would be lamppost style lighting located both at the main village entrance on Donald Street, and approximately 14 m to the west of the entrance on the southern side of the Proposed Village's internal road (as indicated on Drawing RCA06).

2.1.15 Fencing

Details and concept drawings of the fencing that is proposed to be installed throughout the Site are provided on Drawing RC12 of Volume 3 to the AEE.

Three fencing types are to be utilised in various locations throughout the Proposed Village:



- Fence Type A: A powder coated metal palisade fence;
- Fence Type B: A powder coated metal palisade fence upon a plaster base and separated by plaster pillars; and
- Fence Type C: A timber palisade fence.

Drawing RC32 provides details and concept drawings of the balustrade type that is proposed to be installed on the first floor outdoor terraces located between Buildings B02 – B06.

2.1.16 Sustainable Initiatives

Ryman have integrated sustainable initiatives into the design of the Proposed Village. These initiatives include:

- Buildings that are oriented on a north / south axis to maximise east and west natural lighting and solar shading features;
- Solar shading features that include deep eaves, balconies and louvres for solar control to north, east and west facades;
- The use of concrete and brick materials for thermal mass benefits;
- The use of thermally broken windows with low emissivity glass;
- Passive ventilation, where possible, to remove the need for mechanical ventilation;
- The utilisation of base isolation on some buildings, improving resiliency and sustainability in the event of a natural hazard;
- The reuse, repurpose and upgrading of existing buildings where operationally possible;
- The utilisation of mixed mode construction, with light weight timber structures on top levels for a more efficient structure;
- The utilisation of undercroft parking for Buildings B02 - B06, reducing excavation volumes and the associated movement of soil offsite; and
- The integration of electric vehicle charging stations throughout the Proposed Village.

Additionally, the following sustainability outcomes will be achieved once the Proposed Village is operational:

- A Village van will be utilised for group outings;
- Mobility scooter and e-bike parking and charging facilities will be available throughout the Proposed Village;
- Energy efficient appliances and lighting will be used throughout the Proposed Village; and

- Recycling and waste streams will be separated.

2.2 SERVICING

The construction, operation and maintenance of the Proposed Village involves the establishment of a range of utility services including water supply, wastewater disposal, stormwater disposal, electricity supply, telecommunications services, and reticulated gas supply. Further details on the servicing of the Site is provided in the Infrastructure Assessment Report prepared by Woods (provided as **Appendix D** to this AEE) and in the sub-sections below.

2.2.1 Water Supply

Ryman propose to establish two new connections to the existing 150 mm pipe that enters the Site opposite 33 Donald Street. One connection will provide the potable supply and fire hydrants for the Proposed Village, and the other connection will provide a dedicated supply for fire protection sprinklers. Both connections will have backflow preventors. All reticulation within the Site will be Ryman owned. The Infrastructure Assessment (provided as **Appendix D** to the AEE) confirms that there is sufficient capacity available to supply flows suitable for the domestic and firefighting water requirements of the Proposed Village.

Woods have designed a reticulated water main system for the Proposed Village. The design is based on a daily water consumption for Ryman retirement village occupants throughout New Zealand. This equates to a daily domestic demand of approximately 200 litres per resident per day (or 72,400 litres per day for the Proposed Village).

Firefighting water supply requirements have been determined by Woods in accordance with SNZ PAS 4509:2008. All buildings within the Proposed Village will have sprinklers installed (with water supplied from the dedicated connection identified above). As discussed previously, firefighting water supply will be provided through the same connection as the potable supply for the Proposed Village. As such, the reticulated water supply will need to provide 12.5 litres per second from a hydrant within 135 m of any building, and an additional 12.5 litres per second from a second hydrant within 270 m of any building. To meet these requirements two fire hydrants will be installed on the internal road that traverses the Site, with one located to the west of Building B01B, and one located to the north of Building B06.

The proposed water main system and connections are illustrated in the Water Reticulation Plan (Drawing 042-RCT_401_C0-600) provided in the Infrastructure Assessment Report provided as **Appendix D** to this AEE.

2.2.2 Wastewater

2.2.2.1 Existing Wastewater Infrastructure Provisions

WCC GIS shows the following existing gravity infrastructure located within the Site:

- Pipeline 1: A 150 mm diameter gravity line from Donald Street at the north-east corner of the Site, running down a gully and under the areas of the Site where the Waghorn Block and Panckhurst Block previously stood. A 150 mm earthenware pipe runs south from the Karori Pool complex to join this line;
- Pipeline 2: This gravity line enters the Site from Donald Street, south of the Site entrance, and runs to the west across the Site, discharging to a sewer main on Campbell Street. The GIS shows this pipe as 250 mm diameter increasing to 300 mm where Pipeline 3 joins;
- Pipeline 3: A 150 mm diameter pipe that enters the Site on the south boundary and flows north to connect to Pipeline 2 within the Site;
- Pipeline 4: This pipe connects Pipelines 2 and 3 into Pipeline 1 within the Site. The top section of this pipe is shown as “abandoned” and the bottom section has serviced buildings within the Site; and
- Private Lines: In addition to the public pipelines identified above, there are various private wastewater pipes servicing the existing buildings. The GIS shows all these pipes discharging to Pipeline 1.

The existing pipelines are illustrated on the Wastewater Drainage Layout (Drawing 042_RCT_401_C0-400) provided in the Infrastructure Assessment Report attached as **Appendix D** to the AEE.

2.2.2.2 Proposed Wastewater Infrastructure Provisions

The following parameters have been established for the design of the wastewater infrastructure (based on data from other retirement villages operated by Ryman):

- Average dry weather flow – 160 litres per resident per day;
- Peaking factor – 3; and
- Peak wet weather flow – 2 litres per second.

Ryman propose to realign the existing wastewater network within the Site as follows, to accommodate the Proposed Village buildings and other underground infrastructure:

- Pipeline 1 will be realigned to go around Building B01B, however due to the Site topography it will not be feasible to avoid crossing under Building B01A (noting that the existing Pipeline 1 passed under the Waghorn Building prior to its deconstruction).

As such, the line will be vertically realigned to ensure there is enough cover under the foundations;

- Pipeline 2 will be realigned through the Site to avoid buildings, underground infrastructure and retaining walls. This realignment will require a new connection to the sewer main on Campbell Street and a new manhole. As the existing 250 mm diameter pipe is a non-standard size for a PVC pipe, Ryman propose to use a 300 mm diameter pipe right through to Donald Street;
- Pipeline 3 will be realigned to avoid Building B04, and will pass under the carpark and courtyard area between Buildings B04 and B05. As the pipe will cross above a 1500 mm stormwater pipe, it is proposed that the pipe will be laid at a grade flatter than what is allowable for a 150 mm pipe in the Wellington Water Regional Standard for Water Services. As such, Ryman propose to increase the diameter of the pipe to 225 mm so that it can be laid at a flatter grade of 0.69% in accordance with the Regional Standard;
- Pipeline 4 will be surplus to requirements and will be abandoned or removed; and
- Private wastewater lines will be constructed within the Site as required to service the Proposed Village. Details of the private wastewater lines will be provided at the building consent stage.

The proposed pipelines and connections are illustrated on the Wastewater Drainage Layout (Drawing 042_RCT_401_C0-400) provided in the Infrastructure Assessment Report attached as **Appendix D** to this AEE.

As the peak wet weather flow that has been calculated for the Proposed Village (2.0 litres per second) is considerably less than the previous peak wet weather flow for the Teachers' College (5.08 litres per second), there is no requirement to provide any onsite wastewater storage as the Proposed Village will have less demand on the downstream network compared to the previous use of the Site.

2.2.3 Stormwater Management

2.2.3.1 Existing Stormwater Infrastructure

The existing stormwater infrastructure on the Site consists of:

- A 900 mm line entering the Site from Scapa Terrace, traversing northwards;
- A 600 mm line entering the Site from Donald Street, traversing westwards towards the stream located at the western end of the northern boundary;
- A 375 mm line entering the Site from Donald Street traversing westwards;
- A 1200 mm line existing the Site towards Campbell Street, traversing westwards; and

- A 1200 mm line exiting the Site to the stream located at the western end of the northern boundary;
- A short section of stormwater open channel located in the open space along the south-eastern corner of the Site; and
- A Parkvale / Campbell Stormwater Bypass located adjacent to the Site's existing internal road.

Currently stormwater enters the public stormwater network via two routes: primary flows within local private pipes, and overland flows with sumps.

The existing stormwater provisions are illustrated on the Stormwater Drainage Layout (Drawing 042-RCT_401_CO-300) provided in the Infrastructure Assessment Report, attached as **Appendix D** to the AEE.

2.2.3.2 Proposed Stormwater Infrastructure

Ryman propose to upgrade the public stormwater network within the Site as follows:

- Stormwater Bypass
 - Install a new Stormwater Bypass in the open space around the proposed car park area located to the north-west of Building B04 with the same invert level as the existing Stormwater Bypass, with flows controlled by pipe diameters with no sluice or orifice plates.
- Scapa Terrace Line
 - Upgrade the pipes running from Scapa Terrace towards the proposed Stormwater Bypass from existing 900 mm to 1500 mm; and
 - The first upstream manhole on this line is to have an 1800 mm diameter scruffy dome.
- Donald Street
 - Pipes downstream of the stormwater open channel located within the south eastern corner of the Site will be upgraded from existing 225 mm to 900 mm circular pipes towards the proposed 1500 mm pipe discharging to the Stormwater Bypass. A new 300 mm line (approximately 30 m), which will service the proposed buildings in the northern part of the Site, will connect into the 900 mm line; and
 - The existing 375 mm line located in the northern part of the Site is to be retained, with a new 300 mm line (approximately 60 m), which will service the proposed buildings located in the northern part of the Site, will connect into this existing line.
- Campbell Street

- The existing 1200 mm pipe is proposed to be retained, with a new 1200 mm pipe (bypass to Campbell Street) connection between the existing pipe and the Stormwater Bypass. The existing 1200 mm pipe will be located under Buildings B02 and B03. There is no feasible option to move this line clear of the buildings;
- A new 600 mm pipe is proposed along the western boundary of the Site, taking flows from an 1800 mm scruffy dome (located in the south-western corner of the Site) that picks up overland flows from Campbell Street; and
- The pipe network discharging to the stormwater stream to the north-west of the Site (downstream of the Stormwater Bypass) is to be realigned and upgraded from the existing 1200 mm with orifice plate to a 900 mm pipe network.

The proposed stormwater provisions are illustrated on the Stormwater Drainage Layout (Drawing 042-RCT_401_CO-300) provided in the Infrastructure Assessment Report, attached as **Appendix D** to the AEE.

Where a proposed pipe conveys water from upstream of the Site, the pipe will be vested in WCC. Other pipes that only convey water from the Site will be Ryman owned. The proposed flood attenuation device (discussed further below) and the 450 mm pipe that connects this device to the bypass will also be Ryman owned.

2.2.3.3 Overland Flows

It is proposed that overland flow and secondary flow routes within the Site will be managed as follows:

- Donald Street
 - Overland flows running down Donald Street and entering the Site at the main entrance to the Proposed Village will continue to be managed as they currently are, being stored in the depression in the green space adjacent to the internal road network and then collected into the upgraded pipe network downstream.
- Campbell Street
 - Overland flows running northwards down Campbell Street, entering the Site near the corner of Campbell Street and Scapa Terrace will be intercepted by the new scruffy dome and diverted into the new 600 mm pipe and directed into the exiting piped network.
- Scapa Terrace
 - It is proposed to build a weir structure, as discussed further below, to direct overland flows into the storage facility to ensure there are no increased water levels within upstream properties.

The total impervious area of the Site will increase by approximately 0.32 Ha (17.5%). This increase in impermeable area will be compensated for by the proposed on-site detention tank (refer to Infrastructure Assessment Report attached as **Appendix D** to this AEE).

2.2.3.4 Flood Attenuation Device

The following Flood Attenuation / Storage Device is proposed to achieve hydraulic neutrality along the upstream and downstream boundaries of the Site:

- A 45 m long x 10.5 m wide x 3 m deep concrete detention tank is proposed under the carpark and courtyard area between Buildings B04 and B04 at an invert of 164 mRL. The detention tank will provide approximately 1,400 m³ of storage;
- A 3 m wide weir inlet structure with a crest level of 166.4 mRL; and
- A 450 mm outlet pipe at an invert of 164 mRL discharging controlled flows to the Stormwater Bypass.

This storage will be owned and maintained by Ryman.

Details of the Flood Attenuation / Storage Device are provided in the Stormwater Drainage Layout (Drawing 042-RCT_401_C0-300) and Stormwater Details Sections (Drawing 042-RCT_401_C4-380) provided in the Infrastructure Assessment Report, attached as **Appendix D** to this AEE.

2.2.4 Electricity and Gas Supply

2.2.4.1 Existing Electrical Network

There are existing overhead lines adjacent to the Site in the berm along Campbell Street, and in the berm on the opposite side of Donald Street. An underground electricity supply leads from the overhead lines on Donald Street to an existing substation on the eastern side of the Site.

2.2.4.2 Proposed Electrical Network

The existing substation and electrical lines on the Site will be removed, and new substations will be installed.

Ryman proposed to install a 1MVA transformer to service Buildings B01A, B01B and B07, with a second 500kVA transformer to be installed to service Buildings B02, B03, B04, B05 and B06. The two transformers will be located in an acoustic enclosure and service compound alongside a 500kVA containerised, central standby generator, located to the south of Building B01A and west of Building B07. The generator will be utilised for emergency support during transformer or network failure only. The generator will not be paralleled with the network supply.

Drawing RCA100 in Volume 3 of this AEE illustrates the location and design of the exterior enclosures of the two new substations. As demonstrated by Drawing RCA100, the enclosures are shielded from view by rendered walls, gates and planters.

2.2.4.3 Existing Gas Network

Powerco gas reticulation maps show 50 mm mains along Campbell Street and Donald Street, and a 25 mm main along Scapa Terrace. The maps show a 50 mm supply pipe leading from Donald Street to the existing buildings on the Site, and an inactive 100 mm supply pipe running across the Site in an east-west direction.

2.2.4.4 Proposed Gas Network

The natural gas network will supply the commercial kitchen, space heating and domestic hot water plant for the main building of the Proposed Village (Building B01). The demand and supply capacity will be confirmed at the detailed design stage.

2.2.5 Telecommunications

Chorus has confirmed that the Proposed Village can be serviced from the existing communications network surrounding the Site.

2.2.6 Waste and Recycling

Waste and recycling collections for the Proposed Village will be managed and funded by Ryman. Once operational, the village will have a waste management strategy which includes the use of a compactor. Rubbish from the independent apartments will be collected from a bin storage area in the carpark and then taken to the rubbish / services area enclosed within the Site. Rubbish and waste from the Village Centre and Care Centre will be compacted and stored in the rubbish / service area until collection. Rubbish will be collected from the rubbish / services area frequently to ensure that no spill over occurs.

2.3 CONSTRUCTION ACTIVITIES

The construction period for the Proposed Village is expected to be approximately 36 - 40 months and will likely be undertaken in stages. However, the final timing and staging of the construction works is subject to confirmation by Ryman once the detailed design of the Proposed Village is complete.

Earthworks are required to excavate basements, foundations, and the water storage tank and to install underground services and form road subgrades. The earthworks will involve the excavation of approximately 37,000 m³ of cut and 2,500 m³ of fill over the Site. The earthworks will be required over approximately 2.5 Ha of the Site. Excess material, of approximately 34,500 m³, will be taken off-site to an appropriate disposal facility.

As contaminants have been detected on the Site, remediation and / or management of contaminated soils will be required so that future residents are not exposed to unacceptable concentrations of contamination in soil. The approach to the remediation / management of the Site will be set out in a Site Management Plan (“**SMP**”). The final solution will include a combination of remediation (i.e. excavation and off-site disposal) and management (e.g. encapsulation on-site under buildings or roads). The potential for the exposure of workers and the public to contaminants in soil will be managed principally by controlling dust emissions, avoiding direct contact with soils and ensuring good personal hygiene practices during the works.

A Construction Management Plan (“**CMP**”) will be prepared for each stage of the construction activities on-site, along with various ancillary management plans. The CMP and ancillary management plans will establish appropriate protocols for the management of dust, noise, vibration, traffic, hours of construction, removal of contaminated soil, along with sediment and erosion controls during construction. All construction activities will be undertaken in accordance with the relevant New Zealand standards.

With respect to earthworks and stormwater management on the Site, an Erosion and Sediment Control Plan (“**ESCP**”) has been prepared and is provided in the Infrastructure Assessment Report (attached as **Appendix D** to this AEE). The erosion and sediment control measures will include earth bunds, silt fences, clean water diversion, designated water retention areas, dewatering treatment and a stabilised Site entrance. Additionally, on-going monitoring requirements will include weekly inspections by Ryman of erosion and sediment control structures, and inspections within a day of every significant rain event.

Throughout the works, erosion management practices will be applied including limiting the amount of open area exposed at any time, re-vegetating and rehabilitating disturbed ground as soon as practicable for completion of works, progressive stabilisation of slopes and dust suppression through watering if required in dry weather. These practices will be applied throughout all stages of the works.

Further details on the draft erosion and sediment controls for the Site are provided in the Infrastructure Assessment Report attached as **Appendix D** to this AEE.

3. ENVIRONMENTAL SETTING

3.1 INTRODUCTION

This section of the AEE provides a summary of the existing environment of the Site and the surrounding area. This description of the existing environment provides the context against which the actual and potential effects of the Proposed Village have been assessed.

A number of technical assessments have been commissioned by Ryman to inform the description of the existing environment in this section of the AEE. These technical assessments are referenced, as appropriate, in the sections below and are appended to this AEE in Volume 2.

3.2 GENERAL WIDER SETTING

The Site is located in the suburb of Karori, which is approximately 5 km from the Central Business District (“**CBD**”) of Wellington. The area is predominantly residential in nature, with a range of commercial, community, recreational and educational activities servicing the suburb. The commercial activities in the area are primarily located on Karori Road, which is the main road, with the residential neighbourhoods generally accessing off Karori Road.

Karori is accessed via a number of arterial roads from the CBD and surrounding suburbs. A selection of bus services run past the Site, providing public transport to and from the CBD and other locations throughout the city. The nearest bus stop is approximately 300 m from the Site on Karori Road. Footpaths exist on both sides of Campbell Street and Donald Street, which adjoin the Site. A pedestrian zebra crossing is provided immediately north of the Site on Donald Street. Further crossings are provided at the Donald Street / Karori Road signalised intersection.

The Site is strategically located in an established residential area, close to a number of existing public facilities and schools - including Karori Mall, Karori Library, Karori Swimming Pool, Karori Normal School, Samuel Marsden Collegiate School and Ben Burn Park.

3.3 PHYSICAL SETTING

3.3.1 Zoning and Overlays

The Site is zoned Outer Residential Area in the District Plan and is also located within the Karori Education Campus Precinct.

All of the neighbouring properties to the north, south, east and west of the Site are zoned Outer Residential Area, except for the Karori Pool – which is zoned Open Space A (and is intended to provide for passive and active recreational opportunities).

The District Plan describes the Outer Residential Area as containing houses that are usually located on larger sections, and developments that are more spacious. Residential character varies depending on the type of landform and the extent of vegetation. Most non-residential activities in the area are of a type that directly service local residents.

The Karori Education Campus Precinct provides provisions associated with the Karori Campus – Victoria University of Wellington.

There are no other overlays / annotations applying to the Site in the District Plan. However, the following relevant information is available from the Greater Wellington Regional Council GIS:

- The Site is identified as being subject to flood hazards and overland flow paths (**Appendix G** to this AEE); and
- An area of the Site located near the Site entrance on Donald Street is identified on the Selected Land Use Register (“**SLUR**”) as Category I, meaning that hazardous activities have historically taken place there (refer to **Appendix G** to this AEE).

The District Plan does not list the former Teachers’ College buildings as heritage buildings or identify the Site as a heritage area. However, it is noted that on 18 July 2018 the Site and associated buildings were listed with Heritage New Zealand Pouhere Taonga (“**HNZPT**”) as a Historic Place Category 1 site (Entry Name: Wellington Teachers’ Training College (Former)).

3.3.2 Location and General Site Characteristics

The Site is approximately 3.05 Ha in size, irregular in shape and varying in topography. Other than a small selection of buildings located in the north-eastern area of the Site, the Site is predominantly vacant. The Site has two established accessways off Donald Street and one established accessway off Campbell Street as illustrated in Figure 2 below. Please note that extensive demolition works have taken place on the Site since the time at which the aerial image in Figure 2 was taken, and accordingly the majority of buildings in Figure 2 no longer exist. These demolition works are discussed further in Section 3.3.2.2 of this AEE.



Figure 2: Aerial View of Site

From 1970 to 2016 the Faculty of Education (formally Teachers' College) occupied the Site. The layout was developed with a cluster of buildings positioned in the north-eastern area of the Site. To the south of these buildings is the main accessway providing a vehicular link between Donald Street and Campbell Street. A grassed playing field is situated within the portion of the Site that fronts Campbell Street, with tennis courts and a car park running along the southern edge of the Site.

The Site contains a variety of vegetation and specimen trees located throughout it. This includes the Lopdell Gardens (which are located in the northern part of the Site and extend into a small gully in the north-eastern corner of the Site), and an area of trees and vegetation in the south-eastern corner of the Site.

The surrounding neighbourhood has a predominantly residential character. Development adjoining the southern boundary of the Site, and to the east of Donald Street, consists mostly of single and two storey detached dwellings. Whilst development to the west of Campbell Street is predominantly residential with single and two storey detached dwellings, there are also several childcare / kindergarten businesses, including Karori Kids Inc which is located at 29 Campbell Street and adjoins the western boundary of the Site. Directly to the north of the Site is Karori Normal School and the Karori Swimming Pool complex. A pedestrian walkway runs along the northern boundary of the Site, connecting

the Karori Swimming Pool carpark to Campbell Street. It is proposed that public access to this walkway is retained, with a fence separating it from the Proposed Village.

Owing to its historic development, educational use and the bulk and location of the unusual former and retained Brutalist buildings, which have contrasted markedly with the architecture and character of the predominantly suburban character of the neighbouring single and double storey residential buildings for some time, the Site has been a highly visible and distinctive, institutional, 'landmark' feature of the immediate and wider Karori landscapes. In particular, the retained Allen Ward VC Hall creates a strong edge to Donald Street; and the former 10 storey Malcolm Block, that had a collection of telecommunication aerials affixed to the roof, made the Teachers' College and the Site a distinctive, prominent and dominant feature in the central Karori urban landscape.

3.3.2.1 Geological Conditions

The Geotechnical Assessment by Tonkin & Taylor (**Appendix H** to this AEE) identifies that the Site is underlain by fill, interbedded alluvial soils, outwash fan deposits, and greywacke bedrock.

In addition, the Tonkin & Taylor report identifies that the project area is located on an elevated terrace bounded by the Khandallah and Wellington Faults. The Khandallah Fault is located around 500 m to the north, and the Wellington Fault around 1 km to the south. A series of north – south trending normal faults cross the valley approximately 600 m to the west and east of the Site.

The depth to rock varies across the Site and is typically between 5 and 29 m below ground.

Slopes of up to 20° are evident on the Site, but are more typically around 5° to 10°.

The site-specific investigations undertaken by Tonkin & Taylor encountered groundwater levels across the Site ranging from 1.1 m to 3.5 m below ground level.

3.3.2.2 Demolition of Buildings

The Mackie Gym, Ako Pai Marae, Gray Block, Waghorn Block, Malcolm Block and Panckhurst Block have been demolished. The demolition of these buildings was undertaken as a permitted activity in accordance with Rule 5.1.12 of the District Plan. Certificates of Compliance (File Reference: 1927348) were issued by WCC in May 2018 and November 2019 confirming this. The Certificates of Compliance are provided as **Appendix I** to this AEE.

Drawing RCA05, which is attached in Volume 3 to this AEE and reproduced in Figure 3, details the existing buildings that have been deconstructed.



Figure 3: Buildings that have been Deconstructed

3.3.3 Roading and Traffic

3.3.3.1 Location in the Road Network

Donald Street is classified as a Local Road and Campbell Street is classified as a Collector Road in the District Plan. Karori Road, located approximately 200 m north of the Site, is classified as a Principal Road.

The speed limit in the area is 50 km/h. Donald Street is a cul-de-sac which has a 9 m carriageway width, providing for one lane in each direction and on street parking over most of the length of both sides of the road.

Campbell Street connects to Croyden Street to the south and provides a single lane in each direction with on street parking provided for most of the length.

Access to State Highway 1 via Aro Valley is approximately 4.6 km east of the Site.

3.3.3.2 Existing Vehicle Crossings

As previously noted in Section 3.3.2, the Site can currently be accessed from two vehicle access points off Donald Street and one vehicle access point off Campbell Street.

3.3.3.3 Existing Traffic Volumes

Traffic count data from the WCC for Donald Street and Campbell Street estimates that average daily traffic is 1,500 and 1,900 vehicles per day respectively (2015 data). The data was recorded while the Teachers' College was in operation.

3.3.3.4 Road Safety

A search of the New Zealand Transport Agency's Crash Analysis System has been carried out to identify all reported crashes in the vicinity of the Site during the five-year period of 2015-2019 inclusive of any 2020 data. The search area included the length of Donald Street, Campbell Street and their intersections with Karori Road.

The intersection of Donald Street and Karori Road has four recorded crashes, the intersection of Campbell Street and Karori Road has two recorded crashes. One mid-block crash has occurred on Campbell Street.

While two of the crashes that have occurred at the intersection between Donald Street and Karori Road have resulted in minor injuries, no common accident trends or obvious deficiencies in the road or intersection design can be identified. There is no history of accidents specifically occurring in relation to movements into or out of the Site (or near the Site), and no evidence of safety issues related to the existing site access points have been identified. As such, there is no indication that the Proposed Village will have a negative effect on road safety on the surrounding road network.

3.3.3.5 Public Transport

Currently, the only bus stops located on Donald Street and Campbell Street are located at the southern end of Campbell Street, approximately 520 m from the Site. However, there are several bus stops located approximately 300 m from the Site on Karori Road. Karori is well connected with Wellington Central and surrounding areas by a number of bus services.

As the bus services to various destinations are easily accessible from the Site, it means that public transport would be a viable transport option to and from the Proposed Village.

3.4 CONTAMINATED LAND

An assessment of the presence of contaminated material within the Site has been undertaken by Tonkin & Taylor and is attached as **Appendix J** to this AEE. This assessment identifies the following historical activities at the Site that have had the potential to cause ground contamination:

- Pesticides may have been used on the playing fields and gardens. However, there is a low risk of contamination throughout surface soils, and in any storage areas such as the adjacent workshop and storage sheds;
- An above ground diesel storage tank was previously located on the eastern side of the Site. No known leaks have occurred from this tank and as such, the potential for ground contamination is negligible;
- Much of the northern half of the Site appears to have been profiled to allow for the construction of buildings. It is likely that some or all of this was cut-to-fill, however, fill may have been imported as well. There is moderate potential for low levels of contamination within this fill;
- A landfill located to the southwest of the Site was used for cleanfill, and as such the potential for contamination to have come from this source is negligible;
- Building plans show that asbestos was widely used throughout the original buildings of the Site. There is moderate potential for asbestos fibres and Asbestos-Containing-Material (“**ACM**”) fragments to be present in shallow soil from the previous construction and deconstruction of these buildings. Prior to the 2019 / 2020 deconstruction of former Teachers’ College buildings on the Site, asbestos was removed from all internal and external building materials by an asbestos specialist, with relevant certification issued;
- It is possible that degradation of ACM products in existing and previous buildings may result in the release of asbestos fibres to ground in close proximity to buildings. However, there is low potential for the contamination of asbestos fibres to be evident in the soil; and
- There is low to moderate potential for asbestos to be present below the ground surface as a result of it being present in buildings that existed prior to the Teachers’ College and having been worked into the soil during earthworks for the development or construction of the Teachers’ College buildings.

The results of investigations within the Site identified the following:

- Asbestos was detected at three locations. Based on the sampling data obtained, it has not been possible to clearly identify the source of asbestos in soil. However, it is plausible that it is present due to the degradation of exterior ACM on existing buildings and / or the deconstruction of historic buildings and shallow reworking of soils during the construction of the Teachers’ College;
- Asbestos has been detected at levels above high-density residential land use and above criteria used to assess potential health risks to constructions workers in contact with soils;

- All metal, Polycyclic Aromatic Hydrocarbons (“**PAH**”) and Organochlorine Pesticides (“**OCP**”) concentrations were below the human health standard for high-density residential use; and
- Metals were detected above background concentrations in a number of locations throughout the Site;
- Detectable concentrations of OCPs were identified in topsoil throughout the Site, particularly in the playing fields and south-east garden, but also in topsoil in the general grounds. These low concentrations are above background levels but below relevant human health guidelines;
- PAH are present at detectable levels throughout the Site, but only exceed background concentrations in topsoil in isolated samples; and
- Dissolved metals were identified in groundwater, predominantly at concentrations below the Australian and New Zealand Environmental and Conservation Council (“**ANZECC**”) trigger levels for the protection of 95% and 90% of freshwater species. A concentration of copper which marginally exceeds the ANZECC trigger levels was detected in BH03. PAHs and OCPs were not detected in groundwater.

Overall, the assessment concludes that the Site is suitable for the development of the Proposed Village, subject to controls to mitigate risks to human health from exposure to asbestos in soils.

4. RESOURCE CONSENT REQUIREMENTS

4.1 INTRODUCTION

The construction, operation and maintenance of the Proposed Village on the Site is subject to rules in the District Plan and the NES Soil (which contains rules governing the excavation and use of land that is potentially contaminated).

An analysis of the relevant rules from the relevant statutory planning documents is provided in the sections below.

4.2 WELLINGTON CITY DISTRICT PLAN

As previously discussed in Section 3.3.1 of this AEE, the Site is zoned Outer Residential Area in the District Plan and it is in the Karori Education Campus Precinct. It also meets the description of a 'windfall site', which are described as large residentially zoned sites that have never been developed for residential purposes and can provide opportunities for residential intensification. This context makes the Site somewhat anomalous from a planning perspective.

The District Plan includes rules relating to uses / activities and buildings. It does not include any rules specific to retirement villages in the Outer Residential Area. Instead, the 'use' component of the Proposed Village is considered to be residential activity, which is defined as:

the use of premises for any domestic or related purpose by persons living in the premises alone or in family and/or non-family groups (whether any person is subject to care, supervision or not), but does not include work from home, hotels, motels, camping grounds, motor camps or other premises where residential accommodation for five or more travellers is offered at a daily tariff or other specified time.

The 'building' component of the Proposed Village can be considered to be a multi-unit development, which is defined as follows:

Means any development that will result in:

- *two or more household units on a site in the Inner Residential Area and Medium Density Residential Areas; or*
- *two or more household units on any Outer Residential Area site that is located within the Residential Coastal Edge area; or*
- *three or more household units on any other site in the Outer Residential Area.*

But does not include:

- *residential development within the Oriental Bay Height Area; or*

- *in the Inner Residential and Medium Density Residential Areas the conversion of an existing building (constructed prior to 27 July 2000) into two household units, provided the conversion will not result in more than two household units on a site.*

Or it can be considered as a “building or structure within an Educational Precinct” under the Education Precinct Overlay. These activities are discussed further below.

4.2.1 Chapter 5 – Residential Area

4.2.1.1 Use / Activities Rules

Residential activities (as a use) are a **permitted activity** under Rule 5.1.1 where they comply with the standards in Rule 5.6.1. Of those standards, the Proposed Village will not meet the following:

- 5.6.1.1 Noise – for Outer Residential Areas, the daytime noise limit (Monday to Sunday 7 am to 7 pm) is 50 dB L_{Aeq (15 min)}. As detailed further in Section 5.13 of this AEE and in the Operational Noise Assessment (attached as **Appendix K** to this AEE), it is considered that the daytime noise limit will be exceeded by 3 dB at 29 Campbell Street once or twice a week when rubbish trucks are visiting the Proposed Village;
- 5.6.1.3 Vehicle Parking – for residential activities, a minimum of 1 parking space is required per household unit. As the apartments and assisted living suites have kitchens / kitchenettes and bathrooms, they both meet the definition of a household unit in the District Plan. As such, 248 residential car parks are required for the Proposed Village (180 apartment and 68 assisted living suites). 62 visitor car parks are required within the Proposed Village as 1 visitor parking space is required for every 4 household units in a multi-unit development. In accordance with the District Plan the Proposed Village requires at least 310 car parks, however only 230 are proposed; and
- 5.6.1.4 Site Access – for sites with road frontages to a Collector Road (i.e. Campbell Street) and a Local Road (i.e. Donald Street) the District Plan states that vehicle access may only be to the Local Road. The Proposed Village includes vehicle access off both a Collector Road and a Local Road. Additionally, the maximum width of any vehicular access in the Outer Residential Area is 6 m, however the Donald Street vehicle access for the Proposed Village is 9 m.

As such, the Proposed Village is a **restricted discretionary activity** under Rule 5.3.1.

The relevant matters of discretion under Rule 5.3.1 are limited to the effects generated by the standard(s) not met. The standards not met in this instance are Standard 5.6.1.1 – Noise, Standard 5.6.1.3 – Vehicle Parking and Standard 5.6.1.4 – Site Access.

In respect of Rule 5.3.1, it is a requirement that the New Zealand Transport Agency (“**NZTA**”) must be notified if it is considered to be an affected party to the application. As detailed in the Transportation Assessment by Commute Transportation Consultants

(provided as **Appendix E** to this AEE), NZTA is not considered to be an affected party to the application and as such are not required to be notified of the application.

4.2.1.2 Establishment of Buildings and Structures

The construction of residential buildings that result in multi-unit developments are a **restricted discretionary activity** under Rule 5.3.7.

The relevant matters of discretion under Rule 5.3.7 are:

- Design (including bulk, height and scale);
- External appearance;
- Siting (including landscaping, parking areas, vehicle manoeuvring and site access);
- Provision of parking and site access; and
- Traffic effects.

As detailed in the explanatory notes to Rule 5.3.7, Section 3.2.4 of the District Plan requires a design statement to accompany any resource consent that is to be assessed against the Residential Design Guide. Multi-unit developments are to be assessed against the Residential Design Guide. As such, a design statement is provided in the Urban Design Assessment (refer to **Appendix B** to this AEE).

The explanatory notes to Rule 5.3.7 also advise that if a proposal does not comply with the standards for buildings and structures in Section 5.6.2, then Rule 5.3.4 **applies** in addition to Rule 5.3.7. Of those standards, the Proposed Village will not meet the following:

- 5.6.2.3 Ground Level Open Space;
- 5.6.2.4 Site Coverage;
- 5.6.2.5 Maximum Height;
- 5.6.2.8 Building Recession Planes; and
- 5.6.2.9 Alterations and Additions to Buildings with an Existing Non-Compliance.

Table 9 below details the nature of the non-compliance with these standards.

Table 9: Assessment of Standards Not Complied With

Standard	Assessment
5.6.2.3 – Ground Level Open Space	The Proposed Village will not provide for 50 m ² of private ground level open space adjoining each unit.
5.6.2.4 – Site Coverage	The Proposed Village will have a total site coverage of 47.1%, exceeding the permitted coverage of 35% (by 12.1%).

5.6.2.5 – Maximum Height	Buildings will exceed the permitted height of 8 m. Further details of the height exceedances are detailed in Figure 4 and Table 10 below.
5.6.2.8 – Building Recession Planes	Buildings B01A, B02 and B03 will infringe the recession plane along the northern boundary. Buildings B04 and B05 will infringe the recession plane along the southern boundary.
5.6.2.9 – Alterations and Additions to Buildings with an Existing Non-Compliance	As the existing buildings on site (which will be incorporated into Building B01A) exceed the permitted height limit, and as the extensions to this building will also exceed 8 m, the Proposed Village does not comply with this standard.

As illustrated on Drawing RCA10 in Volume 3 to this AEE, and reproduced in Figure 4 below, the building heights vary across the Site and exceed the permissible height standard to the extents provided in Table 10 below. It is noted that the existing (and varying) ground levels of the Site are included on Drawings RCA10, RCA14 – 17 and RC13 – 17 of Volume 3 to this AEE.



Figure 4: Proposed Building Heights 3D

Table 10: Building Height Exceedances

Building	Figure 4 Reference Number	Maximum Height Exceedance	Notes
B01A	01	11.82 m	New building

B01A	02	3.49 m	New building
B01A	03	3.84 m	New building
B01A	04	1.89 m	Existing building
B01A	05	N / A	Existing building
B01B	06	17.58 m	New building
B01B	07	14.54 m	New building
B02	08	3.39 m	New building
B03	09	3.68 m	New building
B04	10	3.91 m	New building
B05	11	3.91 m	New building
B06	12	2.54 m	New building
B07	13	3.13 m	New building
Oldershaw	14	N / A	Existing building

In light of the above, Rule 5.3.4 states that the construction of residential buildings, which would be permitted, controlled or restricted discretionary activities but which do not comply with one or more of the standards outlined in Section 5.6.2 (Buildings and Structures) are **restricted discretionary activities**.

As well as providing matters of discretion, Rule 5.3.4 sets out ‘conditions’ as follows:

- Total site coverage must not exceed 42% (5.3.4.15);
- The maximum building height (8 m) must not be exceeded by more than 20% (5.3.4.16);
- The building recession planes must not be exceeded by more than 3 metres measured vertically (5.3.4.19); and
- Noise emission levels shall not be exceeded by more than 5 decibels (5.3.4.20).

Of these conditions, the Proposed Village will not comply with the total site coverage and maximum building height requirements (as detailed in Tables 9 and 10 above).

The drafting of Rule 5.3.4 is unclear, and the effect of these conditions is uncertain. There are two possible interpretations:

- 1) An activity that does not comply with the conditions remains a restricted discretionary activity, however broader matters of discretion apply. This interpretation is supported by the following factors:
 - The structure of Rule 5.3.4 does not include any qualifier (directive or implicit) over possible departures from the restricted discretionary activity status when the relevant standards are not met. Rule 5.3.4 states in the second sentence that “*unless otherwise noted below, discretion is limited to the effects generated by the standard(s) not met*”. This sentence does not advise or indicate that the activity status of a proposal under this rule may potentially be subject to change, it simply explains that the scope of discretion may potentially be wider than just the effects of the standard(s) infringed in some circumstances.
 - After the last matter of discretion (noise insulation) in Rule 5.3.4, there is an open sentence that states “*subject to compliance with the following conditions*”. This sentence cannot be directly or indirectly linked to the activity status clarification provided in the first sentence of Rule 5.3.4. In this regard, there is no conjunction between the opening sentence of the rule and its confirmation of activity status and the statement “*subject to compliance with the following conditions*”. It is therefore open to interpretation that an activity that does not comply with Standard 5.3.4.16 (building height) is no longer a restricted discretionary activity, rather the discretion available to a decision-maker is widened in accordance with the qualifier “*unless noted below*” from the opening paragraph to the rule. As such, the potential effects able to be considered where a building does not comply with Condition 5.3.4.16 (building height) would be broader than just those matters listed in Rule 5.3.4.5.
 - In order for the activity status of a proposal to be linked to compliance with Standard 5.3.4.16, Rule 5.3.4 should have been drafted to state that the construction of residential buildings which do not comply with one of more of the standards outlined in Section 5.6.2 are restricted discretionary activities, subject to compliance with the following conditions.
- 2) An activity that does not comply with the conditions is not a restricted discretionary activity. This interpretation is supported by the Council, who has advised Ryman that it has applied this rule in this manner in the past.

Given the uncertainty, and without accepting the Council’s interpretation, Ryman has adopted a cautious approach and seeks consent for the construction of a multi-unit residential development on the Site as a **non-complying activity** under Section 5.5 of the District Plan (and the Proposed Village is assessed as such in Section 7 of this AEE).

It is also noted that the construction, alteration and addition of buildings on the Site is also provided for by Rule 5.3.10A. In that regard, the construction of buildings and structures within the Karori Education Campus that are not permitted activities, are a **restricted discretionary activity** under Rule 5.3.10A. This rule specifically applies to the Karori Education Campus, it is unclear whether it does not apply to residential development on the Site or alternatively takes precedence over the more general Rule 5.3.4. Given the uncertainty, Ryman has adopted a cautious approach, and also seeks consent under Rule 5.3.10A.

The relevant matters of discretion under Rule 5.3.10A are:

- Design (including building bulk, height and scale), external appearance and siting;
- Site landscaping;
- Historic heritage;
- Parking and site access, and the movement of vehicular traffic to and from the Site;
- Noise; and
- Impact on the amenity of adjoining properties.

It is noted that the above matters of discretion apply to Rule 5.3.10A, and that supplementary assessment under Rule 5.3.4 is not required. It is further noted that this rule does not preclude any types of buildings, including residential buildings and multi-unit developments.

4.2.1.3 Signage

The 2 x Speed Limit and 10 x Way Finding signs of the Proposed Village all have a signage area of less than 0.5 m² and as such are a **permitted activity**.

The 2 x Entrance signs of the Proposed Village have a signage area of more than 0.5 m² and less than 1.5 m² and as such a resource consent is required for a **restricted discretionary activity** under Rule 5.3.11.

The relevant matters of discretion under Rule 5.3.11 are:

- The area and size of signage;
- The number of signs;
- Illumination or the method of illumination;
- Sign display;
- Impact on the amenity of the surrounding neighbourhood; and
- Impact on traffic safety;

The matters of discretion are subject to compliance with the following condition:

- Sign area of permanent signs on residential sites and buildings shall not exceed 1.5 m².

4.2.1.4 Hazardous Substances

The storage and use of hazardous substances (i.e. diesel for the emergency generators) is a **permitted activity** in accordance with Rule 5.1.4.

4.2.1.5 Chapter 5 Summary

Overall, it is considered that the Proposed Village requires resource consent for its residential uses / activity as a restricted discretionary activity, resource consent for a multi-unit development as a restricted discretionary activity, resource consent for the buildings as a non-complying activity, resource consent for the construction of buildings and structures within the Karori Education Campus as a restricted discretionary activity, and resource consent for signage as a restricted discretionary activity under Chapter 5 of the District Plan..

4.2.2 Chapter 23 – Utility Rules

The establishment and alteration of water and wastewater connections from the Proposed Village to public networks located in Donald Street and Campbell Street are a **permitted activity** in accordance with Rule 23.1.1.

The construction, replacement and realigning of underground stormwater pipes and connections, and the construction of the on-site flood attenuation tank, are a **permitted activity** in accordance with Rule 23.1.1.

The construction of new underground electricity infrastructure on Site is a **permitted activity** under Rule 23.1.1. The repair, maintenance, and replacement and minor upgrading of the overhead and underground electricity lines for the Proposed Village is a **permitted activity** under Rule 23.1.3.

The housing of the Proposed Village's two transformers and central standby generator in an acoustic enclosure and service building is a **permitted activity** in accordance with Rule 23.1.6.

The construction of an on-site communications network that would connect to existing Chorus assets surrounding the Site would be a **permitted activity** under Rule 23.1.1.

4.2.3 Chapter 30 – Earthworks

The Proposed Village will not comply with the permitted activity standards for earthworks in Rule 30.1.1 (which limit works to an area of 250 m²). As such, resource consent is required for a **restricted discretionary activity** under Rule 30.2.1.

The relevant matters of discretion under Rule 30.2.1 are:

- Earthworks stability;
- Erosion, dust and sediment control;
- Visual amenity; and
- The transport of material where a volume of 200 m³ will be exceeded.

4.2.4 Chapter 32 – Contaminated Land

An area of the Site located near the site entrance on Donald Street is identified as a SLUR area on the Greater Wellington Regional Council GIS. This acknowledges that hazardous activities have historically or are currently taking place on this piece of land (as illustrated in **Appendix G** to this AEE). In addition, the Ground Contamination Assessment prepared by Tonkin & Taylor (**Appendix J** to this AEE) identifies the contamination that exists on the Site.

The remediation, use and development of any contaminated land, or potentially contaminated land, is a **restricted discretionary activity** under Rule 32.2.1.

The relevant matters of discretion under Rule 32.2.1 are:

- The level, nature and extent of contamination in relation to the proposed use or development;
- The methods to address the risks posed by contaminants to public health and safety;
- The effects of contamination on built structure, ecological and amenity values, soil quality and the wider environment; and
- The approach to the remediation and / or on-going management of the contaminated land and the mitigation measures (including monitoring) proposed to avoid adverse effects on public health, safety and the environment, including the provision of a Remediation Plan or a SMP.

4.3 NATURAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH

The NES Soil addresses territorial authority functions under Section 31 of the RMA with respect to the management of potentially contaminated land. The NES Soil applies to the disturbance of soil and the changing of land uses on land that is potentially contaminated.

Land that is covered by the NES Soil includes:

- (1) *The piece of land is a piece of land that is described by 1 of the following:*
 - (a) *an activity or industry described in the HAIL is being undertaken on it;*
 - (b) *an activity or industry described in the HAIL has been undertaken on it;*
 - (c) *it is more likely than not that an activity or industry described in the HAIL is being or has been undertaken on it.*

The Hazardous Activities and Industries List (“**HAIL**”) is a compilation of activities and industries that are considered likely to cause land contamination. The HAIL has grouped similar industries together which typically use or store hazardous substances that could cause contamination if these substances escaped from safe storage, were disposed of on the Site, or were lost to the environment through their use. The HAIL is intended to identify most situations in New Zealand where hazardous substances could cause, and in many cases have caused, land contamination.

Based on the SLUR identification, and Tonkin & Taylor’s identification of potential contamination on the Site, resource consent is required for a **restricted discretionary activity** for the disturbance of soil and change of land use from educational to residential in accordance with Regulation 10.

The relevant matters of discretion under Regulation 10 are summarised as follows:

- The adequacy of the detailed site investigation;
- The suitability of the piece of land for the proposed activity;
- The approach to the remediation or ongoing management of the piece of land;
- The adequacy of the SMP or the Site validation report;
- The transport and disposal of materials from the Site;
- Bonds; and
- The duration of the activity and the review of the consent conditions.

4.4 SUMMARY

Ryman is seeking all necessary resource consents from WCC to authorise the construction, operation and maintenance of the Proposed Village on the Site. Without limiting the general scope of the application, it is considered that the following resource consents are required in particular:

- A land use consent for a **restricted discretionary activity** for a residential activity that does not comply with the relevant noise, parking, and site access standards in the District Plan;⁵
- A land use consent for a **non-complying activity** for the construction, operation and maintenance of buildings associated with the Proposed Village that do not comply with the relevant site coverage and maximum height conditions;⁶

⁵ Rule 5.3.1 of the Wellington City District Plan.

⁶ Rule 5.3.4 and Section 5.5 of the Wellington City District Plan.

- A land use consent for a **restricted discretionary activity** for the construction of a multi-unit residential development;⁷
- A land use consent for a **restricted discretionary activity** for the construction of buildings and structures within the Karori Education Campus;⁸
- A land use consent for a **restricted discretionary activity** for signage;⁹
- A land use consent for a **restricted discretionary activity** for earthworks;¹⁰
- A land use consent for a **restricted discretionary activity** for the remediation, use and development of contaminated, and potentially contaminated land; and¹¹
- A land use consent for a **restricted discretionary activity** for the disturbance of soil and change of land use on a contaminated site.¹²

It is considered that the overall activity status of the Proposed Village is a **non-complying activity**.

⁷ Rule 5.3.7 of the Wellington City District Plan.

⁸ Rule 5.3.10A of the Wellington City District Plan.

⁹ Rule 5.3.11 of the Wellington City District Plan.

¹⁰ Rule 30.2.1 of the Wellington City District Plan.

¹¹ Rule 32.2.1 of the Wellington City District Plan.

¹² Regulation 10 of the NES Soil.

5. ASSESSMENT OF ENVIRONMENTAL EFFECTS

5.1 INTRODUCTION

This section of the AEE addresses the actual and potential environmental effects associated with the construction, operation and maintenance of the Proposed Village – based on the matters of discretion identified in the various restricted discretionary rules in the District Plan.

The relevant actual and potential effects are considered to be:

- Positive effects;
- General construction effects;
- Wastewater management;
- Stormwater management;
- Geotechnical matters;
- Heritage;
- Arboriculture;
- Urban design effects;
- Signage;
- Landscape and visual effects;
- Wind;
- Operational noise;
- Traffic, parking and site access; and
- Open space and recreation.

When considering the effects of the Proposed Village, the receiving environment consists of:

- The existing environment and the associated effects from lawfully established activities;
- The existing environment as modified by any resource consents granted and likely to be implemented; and
- The environment as likely to be modified by activities permitted by the plan.

A number of technical assessments have been commissioned by Ryman to inform this AEE. These technical assessments are referenced, as appropriate, in Sections 5.2 to 5.15 below.

The assessment of environmental effects is also informed by the historic context of the Teachers' College buildings that remain on the Site.

5.2 POSITIVE EFFECTS

As outlined in Section 1.3 of this AEE, the lack of retirement living and aged care in New Zealand is at crisis point and the number of people aged 65+ years will almost double within the next 20 years. As such, it is essential that appropriate services are put in place within the community to provide for the needs, care and support of the elderly.

From a social and economic standpoint, it is desirable that elderly people live as independently as possible for as long as possible, while being socially connected with their peers. When this transition can occur within a residential community that the individual is familiar with, the potential disruption caused by the transition is minimised.

The Proposed Village will provide good social connections for the residents, the opportunity for frequent participation in social activities, and will enable residents to continue to participate in community life in a familiar setting, close to friends and family. The ability to achieve this 'ageing in place' has proven benefits in terms of improving the quality of life for elderly people. Ryman has found that where residents can continue to reside in or near to the community within which they have previously lived, the stress and related health effects associated with the transition to a retirement complex are markedly reduced. The location of the Proposed Village also enables passive interaction for the less able residents. The proposal will make a significant positive contribution to the local community and will ensure that the elderly residents are not isolated from the community.

As outlined in Section 1.3 of this AEE, the supply of retirement living is decreasing due to the ongoing closure of small and poor quality aged care homes, while the estimated number of people aged 65+ years is expected to almost double over the next two decades in New Zealand. The Proposed Village will efficiently utilise a large site and satisfy an increasing need to cater for the supply crisis in retirement living now, and in the future, given New Zealand's ageing population.

The National Policy Statement – Urban Development (“**NPS-UD**”) identifies a need for new housing, especially in established urban environments. The objectives and policies of the NPS-UD regarding well-functioning urban environments, require a variety of homes to be provided and available to meet the needs of different households. The Proposed Village will contribute to the Wellington Region housing needs by providing accommodation for the fastest growing and very vulnerable section of the community. The Proposed Village will offer a range of housing choices to residents in terms of their need.

The Proposed Village will also enable the release of typically family homes (often occupied by a single person) due to an elderly person downsizing to an accommodation option in

the Proposed Village. These homes are often located within an established suburb with access to schools, recreation facilities, transport and infrastructure.

The Proposed Village is therefore an integral component of a well-functioning urban environment which is one of the key policy directions of the NPS-UD. The development of this 'windfall site' as proposed located close to the commercial area of Karori and near public transport routes further enhances this Site as being suitable for intensification as set out in the NPS-UD. The Proposed Village will contribute to WCC's ability to meet the housing demand in the short to medium term and assist WCC to provide adequate housing supply for the city's growing elderly population.

Relative to other more intensive residential developments, the Proposed Village places lower demands on infrastructure and other services such as recreation, health and community services, rehabilitative care and other support services, which are provided on-site.

The Proposed Village will also provide an economic benefit to the community and the local workforce during construction, as well as providing employment once operational. In this regard, the Proposed Village will employ approximately 50 full-time equivalent staff once operational.

Overall, the Proposed Village is assessed as making a significant positive contribution to the social and economic wellbeing of Wellington.

5.3 GENERAL CONSTRUCTION EFFECTS

The construction period for the Proposed Village will be approximately 36 – 40 months. Ryman is conscious of ensuring that temporary construction activities are suitably managed in order to minimise nuisance effects for neighbours. In addition, it is noted that residents generally move into the Proposed Village once the first buildings are completed, adding an extra imperative for Ryman to ensure that the construction effects are minimised.

General construction effects associated with the establishment of the Proposed Village include:

- Discharge of dust during construction works;
- Management of potentially contaminated soil;
- Discharge of sediment / stormwater;
- Construction traffic; and
- Construction noise and vibration.

These are discussed further below.

It is proposed that a CMP, along with various ancillary management plans, be developed for the management of potential construction effects associated with the Proposed Village.

Additionally, it is noted that while matters relating to the temporary disruption of power supply, water supply and wastewater are not typically issues requiring resolution under the RMA, Ryman will implement appropriate management measures in consultation with the relevant utility service providers throughout the construction phase of the Proposed Village so as to ensure that any disruptions to neighbouring properties are minimised.

5.3.1 Discharge of Dust

There is potential for dust to be generated during earthworks activities due to the nature and scale of the activity.

The management plans will ensure that measures will be applied during the construction of the Proposed Village to ensure that neighbouring properties, and the wider environment, are not adversely affected by dust emissions. Standard management practices will be undertaken to prevent dust nuisance occurring. This may include the staging of earthworks, re-grassing stockpiled areas and dampening down areas with sprinklers (when necessary).

Overall, it is considered that the imposition of these standard measures will ensure that the discharge of dust to air does not cause adverse effects beyond the Site.

5.3.2 Contaminated Soils

Tonkin & Taylor have undertaken a Ground Contamination Assessment of the Site (refer to **Appendix J** to this AEE). As noted in Section 3.4 of this AEE, the Site has previously been subject to development that has used ACM and the Site contains contamination as a result of this past activity.

From a ground contamination perspective, the potential health effects from asbestos contaminated soils will be managed through the implementation of earthworks controls, and through the encapsulation and / or removal of asbestos contaminated soil from the Site. Reuse of contaminated soils on the Site may occur, but will be sealed beneath a soil cap (0.5 m thick), hard standing or buildings.

Tonkin & Taylor have prepared a framework SMP which provides measures and controls to manage contaminated soils. The framework SMP is attached as **Appendix J** to this AEE. The framework SMP provides a summary of the primary ground contamination controls that Ryman intend to put in place during the construction stage of the Proposed Village. These include:

- Pre-works testing to clarify the extent of asbestos contamination and the level of asbestos-related health and safety controls that will be required;
- Procedures to control dust emissions during the construction period;

- Procedures to ensure that clean stormwater is separated and diverted from areas of ground disturbance;
- Sediment and erosion controls;
- Procedures to manage the stockpiling of spoil / contaminated material;
- Procedures to manage the reuse and disposal of soil;
- Contingency and monitoring procedures; and
- Validation reporting.

Overall, Tonkin & Taylor conclude that the Site is suitable for the construction and operation of the Proposed Village as ground contamination is unlikely to present any practical constraints.

5.3.3 Sediment and Stormwater Run-Off

There is potential for sediment to be generated during earthworks on-site. The ESCP (provided in the Infrastructure Assessment attached as **Appendix D** to this AEE) will ensure that all reasonable measures will be applied during the construction of the Proposed Village to minimise the potential for any discharges of sediment.

Standard management practices, in accordance with the Greater Wellington Regional Council's Erosion and Sediment Control Guidelines for the Wellington Region, will be undertaken to appropriately manage and minimise construction stormwater discharges, including:

- Staging of earthworks and minimising exposed areas;
- Clean and dirty water diversion channels and bunds;
- Silt fences;
- Construction design so that runoff is contained within the excavations and conveyed to the sediment ponds as necessary; and
- Re-vegetation and rehabilitating exposed areas as soon as practicable following completion of earthworks.

Further details on the erosion and sediment control measures to be applied on the Site are set out in the Infrastructure Assessment Report, which is attached as **Appendix D** to this AEE.

5.3.4 Construction Traffic

The Transportation Assessment prepared by Commute Transportation Consultants (attached as **Appendix E** to this AEE) addresses the potential construction traffic effects associated with the Proposed Village, noting that the construction methodology will not be finalised until after the resource consents are granted.

The assessment by Commute Transportation Consultants notes that a Construction Traffic Management Plan (“**CTMP**”) will be prepared to ensure the safe and efficient integration of construction traffic on the local roading network in a manner that minimises the effects on traffic in the area through best practice construction techniques. It is proposed that the CTMP will be provided to the WCC for certification prior to the commencement of any earthworks on the Site. This approach has been accepted by various Councils around New Zealand for recent Ryman proposals in Johnsonville, Wellington, Hamilton, New Plymouth, Birkenhead, Greenlane, Narrowneck and Hillsborough.

The CTMP will include the following:

- Construction dates and hours of operation;
- Truck route diagrams both internal to the Site and external to the local road network;
- Temporary traffic management signage / details for both pedestrians and vehicles to appropriately manage the interaction of these road users with heavy construction traffic; and
- Details of Site access / egress over the entire construction period, noting that all egress points are to be positioned so that they achieve appropriate sight distance as per Land Transport Safety Guidelines.

With the CTMP in place and the above measures implemented, it is considered that construction activities will be managed to ensure that any traffic effects on the roading network will be less than minor and temporary in nature.

5.3.5 Construction Noise and Vibration

Ryman proposes to prepare a Construction Noise and Vibration Management Plan (“**CNVMP**”), which will be required by the conditions of consent. The purpose of the CNVMP will be to ensure that suitable mitigation measures are employed by Ryman so that construction noise and vibration levels comply with the permitted standards under the District Plan, and comply with New Zealand Standard 6803: 199.

The CNVMP will include the following:

- The construction noise and vibration criteria to be applied;
- The identification of the most affected locations where the potential for noise and vibration effects exist;
- Description of the works, anticipated equipment / processes, and durations;
- Times and days when construction activities causing noise and vibration will occur;
- Mitigation options, including alternative strategies where full compliance with the relevant noise and vibration criteria cannot be achieved;

- Methods for monitoring and reporting on construction noise and vibration during each stage of construction;
- Procedures for maintaining contact with stakeholders; and
- Contact numbers for key construction staff, staff responsible for implementation of the CNVMP, and complaint receipts and investigations.

5.3.6 Construction Effects Conclusion

Overall, it is considered that the construction of the Proposed Village will limit any potential adverse effects to those anticipated by the District Plan. Construction effects from noise, vibration and dust can be managed in accordance with the relevant permitted activity standards. In addition, mitigation measures will also be implemented via the CMP and the ancillary management plans.

In light of the above, any potential construction effects are considered to be less than minor.

5.4 WASTEWATER MANAGEMENT

Wellington Water require that public wastewater networks be designed to convey Peak Wet Weather Flows (“**PWWF**”) as determined for a fully developed catchment. This requirement applies to the public wastewater lines that are proposed to be realigned within the Site.

As detailed in the Infrastructure Assessment Report, provided as **Appendix D** to this AEE, Woods have confirmed that the proposed public wastewater lines have sufficient capacity to convey the PWWF (from both the upstream catchment and the Proposed Village). Wellington Water standards require gravity wastewater pipelines to be designed to flow at 85% or less of the full capacity. Woods modelling has determined that the peak flow within the proposed wastewater pipelines equates to 52% or less of the full capacity flow for the pipes in the network. As such, the proposed gravity reticulation meets the Wellington Water design requirements.

As detailed in Section 2.2.2.2 of this AEE, and in the Infrastructure Assessment provided as **Appendix D** to this AEE, the peak flow discharging from the Proposed Village will be less than that of the Teachers’ College, and as such there is no requirement for onsite wastewater storage.

As wastewater flows from the Proposed Village will be less than those of the Teachers’ College, there will be a positive effect on downstream infrastructure as the demands of wastewater flows will decrease.

5.5 STORMWATER MANAGEMENT

5.5.1 Stormwater Quality

There are currently no regulatory stormwater quality requirements for the Karori catchment, however the potential effects of the Proposed Village on stormwater quality have been considered in accordance with good design practice.

Stormwater runoff from the Proposed Village has a very low risk of contamination. The Proposed Village is expected to generate low levels of stormwater contaminants for the following reasons:

- Discharge of stormwater from the road and carparking areas will be treated to remove any suspended solids and gross pollutants. Sumps will drain these areas, and proprietary treatment devices (Stormwater 360 EnviroPod or similar) will filter out any potential contamination prior to discharging into the network;
- Building materials used for the Proposed Village will be carefully selected, so to ensure that use of materials that have the potential to harm and / or pollute waterways is avoided; and
- The grounds and landscaping areas will be comprehensively maintained by Ryman. This will include the removal of any debris and litter, ensuring stormwater infrastructure is unobstructed and in good working order.

5.5.2 Stormwater Quantity

As detailed in the Infrastructure Assessment Report, Woods undertook detailed 1D – 2D flood modelling to complete a flood risk assessment relating to the proposed stormwater infrastructure for the Proposed Village.

Pre and post development models were simulated for the 10-year and 100-year Annual Recurrence Interval (“**ARI**”) with climate change storm events. The model results were analysed to extract the flood extents, peak water levels and flood depths within the upstream and downstream properties for each scenario, to understand the flood risk for the pre and post development situations.

The model results for the 10-year ARI with climate change storm event showed no increases in water levels outside the Site, with the exception of the open stream to the north of the Site where the flows were all contained within the stream banks with no overtopping. This model showed major improvements within properties upstream of Donald Street, and minor improvements downstream along Campbell Street.

The model results for the 100-year ARI with climate change storm event showed no increase in water levels outside the Site, with major improvements identified within

properties upstream of Donald Street and minor improvements identified downstream along Campbell Street and along the open stream to the northwest of the Site.,

The models showed no increase in water levels within properties on Scapa Terrace.

An increased water level observed along Campbell Street is confined to the swale that is proposed within the Site.

5.5.3 Flood Attenuation Device

Modelling of the proposed 45 m long x 10.5 m wide x 3 m deep concrete detention tank showed that the required flood flows for the Proposed Village can be conveyed to the storage device with a 3 m weir structure operating at a peak head of 0.3 m with no increases in water levels or flood extents on neighbouring properties.

A blockage scenario for the weir was assessed, indicating that with 50% of the weir structure blocked, the weir will operate at a peak head of 0.61 m with no increases in water levels or flood extents on neighbouring properties.

The modelling confirmed that flood storage of approximately 1,275 m³ is required for mitigation for the 100-year ARI with climate change 12-hour duration storm event. The proposed storage volume of the attenuation device is 1,500 m³, and exceeds this requirement.

It is noted that the storage is proposed to be utilised for large storm events (100-year ARI with climate change), as storage for smaller storm events (up to the 10-year ARI with climate change) is not required.

The proposed weir inlet for the storage facility is 3 m in width, with a 0.7 m high opening to provide higher resilience.

5.5.4 Wider Catchment Benefits

While enabling comprehensive development on a windfall site, the Proposed Village will provide benefit to the wider Karori catchment's stormwater management as it will continue to manage existing onsite catchment stormwater issues (i.e., overland flows from Donald Street and Campbell Street), therefore reducing the need for new catchment wide stormwater solutions.

5.6 GEOTECHNICAL MATTERS

Tonkin & Taylor have undertaken a Geotechnical Assessment of the Site (attached as **Appendix H** to this AEE). Tonkin & Taylor consider the Site is suitable for the establishment of a retirement village and is not expected to give rise to adverse effects on seismic liquefaction, land stability, ground deformation or settlement. Tonkin & Taylor

advise that all geotechnical considerations can be appropriately managed during the detailed design phase.

Of particular note, Tonkin & Taylor conclude that:

- Seismic effects could affect geotechnical design at return periods of between 100 and 500 years, however, the effects can be mitigated in the normal design process. Therefore, the Proposed Village development is not assessed to exacerbate seismic hazard effects at adjacent sites;
- Maximum fill heights are expected to be in the order of 3 m. Cut and retention heights are typically in the order of 4 m to 6 m with local areas higher (but well offset from the Site boundaries);
- New buildings and associated foundations will be greater than 4 m from the boundaries in all cases;
- The proposed excavations will be assessed and supported with suitably designed and constructed retaining walls. No adverse land stability impacts are expected at or around the Site;
- The potential cumulative settlement due to fill and / or structural loads, excavations and groundwater drawdown are expected to result in less than 10 mm of settlement at any boundary of the Site and at the location of any neighbouring structure. The Proposed Village is therefore not expected to cause any consequential adverse ground deformation or settlement effects on adjacent properties;

Overall, the Geotechnical Assessment concludes that the Site is suitable for the Proposed Village from a geotechnical engineering perspective, and that geotechnical matters will not generate any issues that will result in noticeable effects on the environment or adjacent properties.

5.7 HERITAGE

DPA Architects Limited (“DPA”) have undertaken a Heritage Assessment of the Site (attached as **Appendix C** to this AEE). DPA consider the Proposed Village and the associated redevelopment of the Site will have a no more than minor impact on the heritage values of the Site, however, considerable efforts have been made to design buildings that are compatible and reflect the original buildings and heritage values of the Site.

Of particular note, DPA conclude that:

- The Teachers’ College is not included in the heritage list of the District Plan. However, HNZPT has listed a large part of the Site and the buildings and structures as a Category 1 Historic Place (places of special or outstanding historical or cultural significance or value);

- The buildings of the Teachers' College are considered to be good examples of modernist architecture in New Zealand, known as 'brutalism' (characterised by the use of concrete that retains the texture of the boxing);
- Ryman have recognised the particular character of the buildings and have retained and adapted as many of them as practicable for new use as part of the Proposed Village;
- New buildings on the Site have taken cues from the architectural character and design of the retained Teachers' College buildings, and will reflect this character and design rather than replicating it (as demonstrated by the Heritage Concept Drawings provided in **Appendix C** to this AEE);
- Elements considered to particularly contribute to the heritage values and character of the Site include:
 - Shallow pitched roofs in either mono-pitched, gabled or hipped forms;
 - The use of timber tongue and groove boarding to gable ends and to external walls to denote corridors within the buildings;
 - The use of concrete in different forms; the use of timber for window and door joinery and the particulate fenestration pattern;
 - Entry porticos;
 - Original covered ways including concrete block columns; and
 - The roofscape including skylights.
- Spaces between buildings are considered to be of particular value, including the Lopdell Gardens, the central courtyard, connecting links, and covered ways;
- Later additions to the Teachers' College will be removed as they are considered to detract from the heritage values of the Site;
- The original overall form of Stage 1 of the Teacher's College will essentially be retained with the new buildings around the courtyard following the same footprint and being generally of the same height as existing buildings;
- The loss of interior fabric from the retained buildings may be partly mitigated with the reinstatement of some original finishes; and
- The loss of original timber joinery will be partly mitigated with new joinery that follows (as far as possible) the fenestration patterns of the existing joinery.

5.7.1 Heritage Mitigation

Ryman propose that the Proposed Village will incorporate mitigation measures which appropriately reflect the heritage values of the retained buildings and wider setting of the Site. These mitigation measures are addressed in the Heritage Technical Report and are

supported by the Heritage Concept Drawings (attached as **Appendix C** to this AEE).
Heritage mitigation measures of note include:

- The repurposing of the Allen Ward VC Hall, the Tennant Block, and the octagonal Oldershaw building as a comprehensive retirement village, ensuring these buildings will survive for the future;
- The integration of design elements that are complementary to, inspired by, and have taken architectural cues from the retained Teachers' College buildings, without replicating them, so as to ensure new buildings and features are not perceived as being original (as demonstrated by the Heritage Concept Drawings provided in **Appendix C** to this AEE);
- The removal of intrusive elements such as the later student lounge at the lower level of the link between the Allen Ward VC Hall and the Tennant Block, and the later canopy facing Donald Street, so as to return the buildings closer to their original form;
- The retention of a layout of buildings around the courtyard, providing a sense of community as designed by architect Bill Toomath;
- The retention of the majority of the Lopdell Gardens, with any removal of the heritage landscaping of the Gardens limited to that needed in order to enable the construction of the new buildings of the Proposed Village. In those areas in which landscaping can be reintroduced post-construction, supplementary planting of new native and deciduous trees and shrubs will take place;
- The retention of site elements (such as pathways through the Lopdell Gardens, steps and retaining walls), that will not obstruct the construction of the Proposed Village;
- The development of a strategy to interpret the history of the Site for the benefit of visitors and residents. The strategy may include the provision of historic and contemporary photographs and display boards in areas such as the main foyer; and
- To the extent practical in relation to the works for which consent is sought, the maintaining of a photographic record of the development of the Site for future reference.

5.7.2 Heritage Effects Conclusion

In summary, DPA conclude that the Proposed Village will have a range of positive effects and any potentially negative aspects of the Proposed Village on the heritage values of the retained buildings will be satisfactorily mitigated, such as the retention of key buildings of the Teachers' College, the integration of character and design elements within the Proposed Village that have taken cues from the original buildings, the retention of the key heritage feature of 'community' that originally resulted from the unique design and clustering of the Teachers' College buildings, and the development of a strategy that will provide interpretation of the history of the Site for visitors and residents. Therefore, DPA

consider that the impact of the Proposed Village on the heritage values of the Site will be no more than minor.

5.8 ARBORICULTURE

Tree Management Solutions has undertaken an Arboriculture Assessment of the Site (attached as **Appendix F** to this AEE). Overall, the vegetation to be removed for construction purposes is of fair to low quality and significance from an arboriculture perspective. Whilst some of the more established trees are being lost, others are being retained along with existing bush areas. The retention of these trees along with the proposed landscape planting for the Proposed Village will result in a net gain over the longer term with regards to the establishment and maintenance of a sustainable tree population on the Site.

Of particular note, Tree Management Solutions conclude that:

- Vegetation clearance associated with this Proposal will include the loss of some mature trees (8 - 10 m tall) as well as a varied mix of native and exotic species, most of which are less than 5 m tall;
- The majority of vegetation being removed is of limited significance with regard to arboricultural value for a number of reasons, including limited visibility from beyond the Site, undesirable species composition and suppression of shape and health caused by adjacent buildings, structures or other trees;
- It is anticipated that trees within the 4 m construction corridor (detailed in Figure 2 of the Arboricultural Assessment) will most likely need to be removed;
- Ryman have confirmed that they will undertake necessary precautions during construction activities to try and retain those areas of tree cover that are outside the construction corridor;
- Half of the trees identified as having the highest desirability rating for retention are being retained. Retention and protection of existing vegetation combined with new landscape planting will serve to adequately mitigate any adverse impacts arising from vegetation loss; and
- The proposal will result in an overall net gain in tree cover on the Site, resulting in a well-managed and sustainable tree population that will provide benefits both within and beyond the Site into the long-term future.

Tree Management Solutions provide a number of recommendations that will support the outcomes detailed above. A consent condition proffered by Ryman will require a comprehensive set of detailed landscape design drawings by a landscape architect or suitably qualified professional to be submitted to WCC at the detailed design stage for all aspects of the consented landscape design (inclusive of a Tree Management Plan and surface treatment provisions). This is consistent with the approach that has been adopted

for all of Ryman's retirement villages and is considered sufficient to ensure that the arboricultural recommendations and appropriate landscape treatments will be implemented, particularly with regards to the planting along the boundaries of the Site which are shared with Campbell Street and Donald Street. Further details of this proposed consent condition are provided in the assessment of landscape effects (refer to Section 5.11.1 of this AEE).

Overall, it is proposed where practicable existing trees within the Site will be retained. The retained trees, along with additional landscaping, will ensure vegetation across the Site provides a positive contribution to the amenity of the locality.

5.9 URBAN DESIGN EFFECTS

The Urban Design Assessment (attached as **Appendix B** to this AEE) has concluded that the Proposed Village is an appropriate development in this location. It concludes that from an urban design perspective, the Site is well suited to the proposed use, and that:

- The Proposed Village will provide a means by which some of the Teachers' College buildings can be rehabilitated and reused, thereby enabling the retention of some of the heritage values associated with the unique characteristics of the Site. This will ensure the future viability of these buildings;
- The Proposed Village infringes the 8 m permitted building height standard and to a small degree the building recession plane standard. However, the urban design effects of these infringements have been mitigated by the Site layout which places taller buildings in locations similar to the taller Teachers' College buildings, well away from neighbouring residential buildings, and progressively stepping down building height to all but the northern boundaries of the Site;
- The proposed adaptive re-use of the existing buildings, together with the new buildings, will give rise to the Site taking on a character thoroughly consistent with the built form history of the Site, but better matched to the residential character and amenity of its Karori context;
- The Proposed Village design is cognisant of and responsive to the typically 1-2 storey detached houses in Donald Street, Campbell Street and Scapa Terrace;
- From an urban design perspective, the proposal is considered to represent an amalgam of both new and old buildings which will be transformed from their former 'fit for purpose' design to a new design for a completely different use as a comprehensive care retirement village. The Proposed Village will change the character of the Site, but the change will better fit the surrounding residential context and therefore be positive;
- There are a number of directly adjoining properties on Scapa Terrace that may be affected to a minor extent by the Proposed Village, however any adverse

environmental effects on the amenity values of the properties neighbouring all boundaries of the Site are minimised;

- The Site is well suited to be used by a comprehensive care retirement village of the type and scale proposed; and
- It is considered that the Proposed Village is aligned with the relevant expectations of the District Plan and will integrate well with the character and amenity of its Karori residential, educational and recreational surroundings.

5.9.1 Visual Amenity, Privacy and Shading

The Urban Design Assessment (attached as **Appendix B** to this AEE) provides an assessment of the effects of the Proposed Village on visual amenity, privacy and shading effects on the surrounding environment in terms of the following groupings:

- Effects on the wider context;
- Effects on surrounding public streets;
- Effects on public open spaces / recreational facilities;
- Effects on public amenities;
- Effects on Karori Normal School;
- Effects on the public pedestrian pathway linking Donald and Campbell Streets, alongside the northern boundary of the Site;
- Effects on neighbouring residential properties;
- On-site amenity; and
- Crime Prevention Through Environmental Design (“**CPTED**”).

The shading diagrams that have informed the Urban Design Assessment are included in Volume 3 of the AEE and include the following features:

- Existing Building Shading;
- Proposed Building Shading; and
- Shading from a structure built to the Residential Building Standards (“**RBS**”) in the District Plan.

As detailed in the Urban Design Assessment, the RBS on the shading diagrams (defined by the built form standards of the District Plan) has been provided for context only and does not indicate a permitted baseline of effects that can be disregarded. The Assessment notes that if the RBS were to be applied to the assessment of potential shading effects on properties adjacent to the Proposed Village, the scale of effects would reduce in a number of instances (given the limited extent of shading beyond that which would be generated by the RBS).

5.9.1.1 Effects on the Wider Context

The Urban Design Assessment identifies several key matters relating to the visual character of the Site in consideration of the wider context including:

- Many of the proposed new buildings will infringe the 8 m permitted building height standard to varying degrees, but this has long been the case with the majority of the Teachers' College buildings, and is one of the factors that has contributed to the Site's unique visual character and 'landmark' quality;
- The new buildings that infringe the permitted building height have predominantly been located in similar locations to the tallest Teachers' College buildings, well away from existing residential properties so as to minimize their effects, and in locations where the encroachments will have minimal effects on their non-residential neighbours;
- Similarly, building recession plane standards have largely been complied with where buildings adjoin existing residential properties; and
- With the exception of those flat areas of the Site which have until now been undeveloped, the Proposed Village will largely replicate the bulk / mass and location of the Teachers' College buildings.

5.9.1.2 Effects on Surrounding Public Streets

With respect to potential effects on surrounding streets, the Urban Design Assessment provides a comprehensive review of each environment. The following summary is drawn from this assessment.

Donald Street

- The Proposed Village is respectful of and responsive to the character and amenity of Donald Street;
- The existing visual character of Donald Street will be altered by proposed Building B07. The footprint of the building has been configured and located to align with and have a boundary setback similar to the frontage of the Allen Ward VC Hall. The external features of the building including the fenestration and balconies of Building B07 bring a residential built form along this section of Donald Street. The stepped height of the building will follow the natural south-sloping contours of Donald Street and is similar in height to the houses to the south;
- The planting in the proposed publicly accessible 'pocket park' to the south of the main entrance to the Site will, when mature, soften the view of Building B01A and Building B01B. This will positively enhance the residential character of Donald Street.

Campbell Street

- The Proposed Village is respectful of and responsive to the character and amenity of Campbell Street;
- The existing visual character of Campbell Street will be altered by the construction of Building B02 along its eastern edge, on a currently vacant portion of the Site. The footprint of the building has been configured and located to align with and have a street boundary setback of 6.1 m, similar to the existing Campbell Street residential properties;
- Building B02 will establish a generally continuous residential edge to Campbell Street. It will be in keeping with the scale of the Campbell Street residential context, while at the same time screening from view the larger buildings near the middle of the northern part of the Site;
- The 3-storey portion of Building B02 will sit well away from the adjoining 1 and 2 storey houses to the north and south of the Site respectively. The differences in height will be mediated by the intervening 2 level southern end component of the building;
- The Campbell Street elevation of Building B02 will be architecturally articulated and modulated, with projecting living rooms, recessed balconies and bedrooms, sliding sun / privacy screens, and a variety of materials and colours. White 'frames' around the upper two of the 3 storey portion of the building will subdivide the elevation into 'units' approximating the length of the surrounding typically detached houses. These characteristics will mitigate any potentially adverse visual dominance effects of the building's overall length; and
- Planting proposed along the street frontage of the Site will further enhance the eastern edge of Campbell Street.

Scapa Terrace

- The Proposed Village is respectful of and responsive to the visual character and amenity of Scapa Terrace;
- Given the general compliance of Buildings B02-B06 with the permitted height and building recession plane standards, their generous yard setbacks, the Site's southern boundary fencing and (although not relied upon) the planting alongside a significant length of the southern boundary, it is considered that any adverse visual dominance effects on the street space of Scapa Terrace will be less than minor; and
- More distant views of Building B01B will largely be screened by the houses on the northern side of the street, and beyond them, by Buildings B02-B06.

5.9.1.3 Effects on Public Open Spaces / Recreational Facilities

- It is considered that the Proposed Village is respectful of and responsive to the character and amenity of nearby public open spaces and recreational facilities;

- The Proposed Village will be more appropriate for the predominant residential visual character of the neighbouring environment;
- When compared with the institutional character of the former Malcolm and Panckhurst Buildings, any actual and / or potential adverse visual dominance effects of proposed Building B01B will be adequately mitigated by the residential character and horizontal architectural articulation of the building;
- At 7 storeys in height, Building B01B will be 3 storeys shorter than the former Malcolm Building, but its greater north-south length will make it more prominent on the skyline. However, 'prominence' does not necessarily equate to 'dominance' and is not necessarily an adverse effect. In this instance, it is considered that the residential function and aesthetic of Building B01B will be better suited to its surrounding residential context than the previous 'institutional' building.

5.9.1.4 Effects on Karori Normal School

- It is considered that the Proposed Village is respectful of and responsive to the character and amenity of the Karori Normal School; and
- Most of the neighbouring part of the Site will be unchanged, so any adverse character and / or amenity effects of the proposal on the users of the school are considered to be negligible.

5.9.1.5 Effects on the Public Pedestrian Pathway Linking Donald and Campbell Streets, Alongside the Northern Boundary of the Site

- It is considered that the Proposed Village is respectful of and responsive to the visual character and amenity of the pedestrian pathway and the neighbouring properties adjoining the northern boundary of the Donald Street to Campbell Street pedestrian pathway;
- The informal, meandering, intimate character of the pathway will be maintained, and the Lopdell Gardens and other vegetation to the south of the pathway will continue to screen many of the views into the Site. Additionally, buildings located to the south of the pathway will provide visually attractive variations in building heights, scales, architectural articulation and modulation, materials and colours;
- Increased overlooking from buildings to the south of the pathway will enhance the amenity of the pathway and make it safer to use;
- Therefore, any character and / or visual dominance effects on the users of the pathway are considered to be positive.

5.9.1.6 Effects on Neighbouring Residential Properties

With regard to the potential effects on neighbouring residential properties, the Urban Design Assessment provides a comprehensive review and analysis of the properties. The following summary is drawn from this assessment.

221A and 221B Karori Road

- It is considered that given the distance between the dwellings at 221A and 221B Karori Road and the Proposed Village, the intervening vegetation associated with the publicly accessible pedestrian pathway (located between the Proposed Village and 221A and 221B Karori Road), the orientation of the houses and their outdoor living areas towards the north and / or west, and the shading assessment provided in **Appendix B**, any effects in terms of visual dominance, overlooking, privacy or shading effects will be less than minor.

27A Campbell Street (RSA Hall)

- Given that 27A Campbell Street does not have or rely on any outdoor areas, has windows facing the Site that are small and set up high, and the shading assessment provided in **Appendix B**, it is concluded that any visual dominance, overlooking, privacy or shading effects on the property will be less than minor.

29 Campbell Street (Karori Kids)

- For reasons including the orientation of 29 Campbell Street and its outdoor playing space towards the north and the west, vegetation to the south east of the property, and the existence of the public pathway to the north, it is considered that any visual dominance, overlooking or privacy effects on 29 Campbell Street will be less than minor.
- For reasons outlined in the shading assessment provided in **Appendix B**, any adverse amenity effects resulting from shading are considered to be minor.

Scapa Terrace Properties (Even Numbers Between 6 and 26 Inclusive)

- For reasons including the stepped design of buildings B02-B06, the generous setback of the Proposed Village buildings, general compliance with the permitted building height and recession plane standards, fencing and planting, any visual dominance, overlooking or privacy effects on the directly neighbouring Scapa Terrace residential properties are considered to be less than minor.
- For reasons outlined in the shading assessment provided in **Appendix B**, any adverse amenity effects resulting from shading are considered to be minor.

42 Donald Street

- For reasons including existing planting in and to the south of the existing and proposed main Donald Street entrance, the distance of the buildings of the Proposed Village from the boundary shared with 42 Donald Street, it is considered that any visual dominance, overlooking or privacy effects on 42 Donald Street will be less than minor.
- For reasons outlined in the shading assessment provided in **Appendix B**, any adverse amenity effects resulting from shading are considered to be minor.

45 / 49 Campbell Street

- For reasons including the stepped design of Buildings B02 and B03, and the generous setback of the Proposed Village buildings it is considered that any visual dominance, overlooking, privacy or shading effects on 45 / 49 Campbell Street will be less than minor.
- For reasons outlined in the shading assessment provided in **Appendix B**, any adverse amenity effects resulting from shading are considered to be minor.

33A Campbell Street

- For reasons including the separation distance, the 2 storey height of the northern end of Building B03, the outdoor area of 33A Campbell Street's orientation to the north and west, and the shading assessment provided in **Appendix B**, it is considered that any visual dominance, overlooking, privacy or shading effects on 33A Campbell Street will be less than minor.

Other Residential Properties

The shading assessment prepared by Clinton Bird Urban Design Limited also considers the shading effects on residential properties that do not directly adjoin the boundaries of the Site. It is determined that shading effects on these properties tend to occur at extreme ends of the day and / or last for relatively short periods of time.

For reasons outlined in the shading assessment provided in **Appendix B**, any adverse amenity effects resulting from shading on the following properties are considered to be minor:

- 29, 31, 33, 35, 37, and 39 Donald Street.

For reasons outlined in the shading assessment provided in **Appendix B**, any adverse amenity effects resulting from shading on all other properties located in Donald Street, Campbell Street, Karori Road, Cargill Street, Cooper Street, Vera Street and Firth Terrace that do not directly adjoin the Site will be less than minor.

5.9.1.7 On-site Amenity

Despite the challenges presented by the retention and reuse of some of the Teachers' College buildings, Clinton Bird Urban Design Limited considers that the Proposed Village will provide a high level of on-site amenity for residents and visitors. This includes:

- Providing extensive and varied areas of planting and landscaping;
- The provision of open space areas that provide shade and sunlight;
- Providing various forms of entertainment, treatment and socialisation facilities in Building B01A; and
- Providing a variety of on-site residential accommodation options – ranging from independent apartments to care units (at a range of prices) enabling a wide range of resident access.

5.9.1.8 Crime Prevention Through Environmental Design

The introduction to the WCC Guidelines for Design Against Crime notes that 'personal safety and security and freedom from crimes is a critical component of the liveability of the city'. The guide is primarily based on the established principles of CPTED.

Buildings B02 and B07 will overlook Campbell Street and Donald Street respectively. This will help to enhance the passive surveillance of these public spaces, thereby making them safer to use.

Building B07 will overlook the area to the immediate south of the Donald Street entrance. This will enhance the safety of this area which is proposed to be given over to the public for use as a 'pocket park'.

The northern ends of Buildings B01A and B01B, will overlook the pedestrian pathway along the northern edge of the Site.

Overall, Clinton Bird Urban Design Limited concludes that the Proposed Village will enhance the passive surveillance of the neighbouring spaces identified above.

In summary, the Proposed Village has been designed in response to the adjoining residential development. The form and scale of the Proposed Village is respectful to the existing character of the locality and will provide a complementary residential multi-unit development.

5.10 SIGNAGE

An example of the proposed signage for the retirement village on both Donald Street and Campbell Street is illustrated on Drawing RCA06 in Volume 3 of this AEE. The signage panels will simply record the name of the retirement village (which is yet to be determined)

and will provide an indication of the presence of the village for vehicles travelling along Donald Street and Campbell Street.

The signage is discrete in that it is not positioned above the fencing for the Site entrance and is set back from the streets so as not to be a visual distraction or impediment to pedestrians and vehicles. The signs are compatible with the scale, design and visual character of the Site and respect the amenity of the wider residential area.

5.11 LANDSCAPE AND VISUAL EFFECTS

The potential landscape and visual effects of the Proposed Village have been assessed by R.A. Skidmore Urban Design Limited (“**R.A. Skidmore**”) and are summarised in the sub-sections below and the assessment is attached as **Appendix L** to this AEE.

5.11.1 Landscape Effects

- The Site is embedded in a neighbourhood that has variable character reflecting surrounding natural patterns and varied land uses. The large scale of the Site and the distinctive Brutalist architecture creates a distinctive feature in the urban landscape;
- The Site layout and building designs have been carefully considered to develop a village that retains a number of key elements of the Site’s existing built fabric, creating a distinctive environment that provides a link to the past and maintains a strong visual presence in relation to street frontages;
- The highest building of the Proposed Village is Building B01B which extends to six levels above carpark level at its northern end. The maximum height of Building B01B is lower than the former Malcolm Block, however it has a greater mass extending along a north-south axis. Physical stepping of the façade and the use of recessed balconies, and variation in materials and colours, provides visual interest that breaks down the overall visual mass of the building form. Rooftop services are integrated and screened, contrasting the collection of telecommunication aerials that were previously on the Malcolm Block;
- The proposal will see an overall increase in buildings on the Site with the series of apartment buildings in the southern portion of the Site differing from the existing open character of that area;
- Building B02 is designed to create a positive address to the street with covered balconies, extensive glazing, and the use of varied materials, colours and decorative screens to provide visual interest, creating a positive and visually interesting frontage;
- It is proposed to retain some of the feature Open Space Area in the south-eastern corner of the Site. The area contains mature vegetation that contributes to the amenity of the neighbourhood, particularly the Donald Street streetscape; and

- The Lopdell Gardens located in the northern area of the Site contain a mix of mature native and exotic vegetation extending through a deep gully area. As detailed in the Indicative Landscape Plan (Drawing LO-010) and the Arboricultural Assessment (attached as **Appendix F** to this AEE), construction will require the removal of vegetation within a perimeter of approximately 4 m around building footprints. While it is proposed that as much of the Lopdell Gardens is retained as possible, replacement planting is proposed so as to mitigate the loss of any landscaping that is removed for construction purposes. It is recommended that at the detailed design phase of the project, a detailed planting plan is prepared demonstrating a mix of planting that effectively mitigates the loss of established vegetation to ensure the gardens continue to contribute to the character of the neighbourhood.

Overall, R.A. Skidmore concludes that:

“The Proposed Village will reinforce the prominent and distinctive character of the Site. Retention of a number of the Teachers’ College buildings adjacent to the Donald Street frontage will provide a visual link to the Site’s history, continuing to make a positive contribution to the neighbourhood’s character and distinctive sense of place and community.

The Proposed Village will result in an increased scale and density of buildings on the Site. However, unlike the existing collection of buildings, the design of the various built elements will be residential in character. While referencing the former ‘Brutalist’ style, the overall collection of buildings will appear more domestic. Extensive planting with a range of ornamental trees will further enhance this residential character. The extensive planting will also mitigate the loss of some vegetation. The typology of apartment buildings will differ from the surrounding predominant pattern of stand-alone dwellings; however, the location, scale and design of the buildings has been carefully considered so to integrate well with the surrounding environment. It is considered that the proposal will result in positive effects on the landscape character of the neighbourhood.”

As detailed in Section 2.1.13 of this AEE, it is noted that landscaping along a length of approximately 50 m on the southern side of Building B04 will be affected by stormwater management provisions located along the southern boundary of the Site. As such, tree establishment in this area will be restricted due to the shallow depth of underground stormwater infrastructure. Native trees, shrubs and groundcovers will be established within this area where possible, with evergreen species used to avoid blockage of a Scruffy Dome located within the area.

In addition to R.A. Skidmore’s assessment, it is noted that trees are not proposed within the road reserves surrounding the Site and planting adjacent to street boundaries (Campbell Street and Donald Street) will not screen views to the Proposed Village. The buildings of the Proposed Village have been carefully designed so as to provide a positive

street address and to contribute to the evolving neighbourhood character. It is considered that the proposed specimen trees adjacent to street boundaries will complement the buildings, contribute to the adjacent streetscape amenity and provide amenity for the residents. The colourful deciduous species are considered suitable to create a domestic character that reflects the residential nature of the surrounding neighbourhood, existing mix of species and provide a pleasant outlook for residents while ensuring good solar access in winter. The mix of species will provide visual interest and will be underplanted with lower shrub species.

It is noted that while there is insufficient space available along the Site boundary shared with 29, 33 and 33A Campbell Street for additional specimen trees, it is proposed (as detailed on the Indicative Landscape Plan, Drawing L0-010), that climbers (e.g., *Trachelospermum jasminoides*, *wisteria sinensis*) are interspersed with *Ilex* 'Sky Pencil' or *Buxus* 'Graham Blandy', of which both reach approximately 2 m in height.

Ryman propose that the establishment of the Proposed Village is subject to a consent condition that requires a comprehensive site wide set of detailed landscape design drawings prepared by a landscape architect or suitably qualified professional to be submitted to WCC for all aspects of the consented landscape design. This is consistent with the approach that has been adopted for all Ryman retirement villages, and is considered sufficient to ensure that appropriate landscape treatments will be implemented, particularly in regard to landscaping along the boundaries of the Site which are shared with Campbell Street and Donald Street. The landscaping consent condition will be inclusive of surface treatment details for the Proposed Village.

Ryman proffer the following draft landscaping consent condition:

- *Prior to the completion of a given stage of building construction activities on site and prior to the implementation of any landscaping, the consent holder shall provide to the council's Team Leader a finalised set of Landscape and Pavement Plans for approval. The Landscape and Pavement Plans may be prepared in stages and shall be generally consistent with the consented Indicative Landscape Plan prepared by Sullivan and Wall Landscape Architects, dated X and, at a minimum shall include:*
 - (a) The final landscape concept plan and specifications (inclusive of existing areas of planting that are to be retained);*
 - (b) A planting schedule, detailing the specific planting species, the number of plants provided, locations, heights / Pb sizes;*
 - (c) Annotated cross-sections and / or design details with key dimensions to illustrate that adequate widths and depths are provided for planter boxes / garden beds;*
 - (d) An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing;*

(e) *The location and type of all wind mitigation landscaping (including planting, vertical screens or walls) that has been integrated into the landscape design to reflect the resident use patterns of the village; and*

(f) *A management / maintenance programme.*

The proposed planting plan shall be implemented in the first planting seasons following the approval of the Landscape Plan by Council. All landscaping is to be implemented and maintained thereafter.

5.11.2 Visual Effects

With regard to visual effects, the assessment by R.A. Skidmore identifies four key viewing audiences. These are:

- Users of the surrounding street network;
- Users of surrounding open spaces and public recreation facilities;
- Users of schools in the vicinity; and
- Residents of surrounding properties.

A summary of the assessment completed by R.A. Skidmore in relation to each of these groups is provided in the sub-sections below.

5.11.2.1 Users of the Surrounding Street Network

While users of the street network, including pedestrians, cyclists and motorists, comprise a large viewing audience, given the moving nature of the view, the sensitivity to change is lessened. With distance from the Site, intervening buildings and vegetation variously obscure the Proposed Village and the prominence of the proposed buildings as part of the wider environment reduces.

Overall R.A Skidmore concludes that the Proposed Village will be visible and, in some instances, prominent, from a range of locations in the surrounding street network. The magnitude of visual change will vary from low to very high. The Proposed Village will reinforce the existing difference of the Site from the surrounding predominantly low-density residential neighbourhood, however, it will have a more domestic character than the collection of buildings that reflect the Teachers' College.

5.11.2.2 Users of Surrounding Open Spaces and Recreation Facilities

It is concluded that the magnitude of visual change resulting from the Proposed Village when viewed from surrounding public open spaces and recreation facilities will be moderate to low; and the resulting visual effects will be low adverse, reducing to negligible as mitigation planting becomes established.

5.11.2.3 Users of Schools in the Vicinity

The character of the Site will be maintained as it is viewed from the school. From the school playground that fronts Karori Road, the Malcolm Block had been a prominent built feature until its recent removal. From here, Building B01 will be visible. However, given its orientation, the horizontal extent of the building will not be readily apparent. It will be lower than the former Malcolm Block and will have a less imposing appearance.

5.11.2.4 Residents of Surrounding Properties

Properties that will most directly experience visual change resulting from the proposal are those that directly adjoin the Site. The visual and landscape assessment by R.A. Skidmore provides a detailed summary of the potential visual effects for each of the immediately adjoining residential properties.

The overall conclusion is that the visual change resulting from the proposal when viewed from surrounding residential properties in the immediately surrounding environment will range from high to very low, and the resulting adverse visual effects will range from high adverse to positive. As planting becomes established, adverse visual effects will reduce to moderate to low. Low adverse visual effects will be experienced from the residential properties at 16, 18 and 24 Scapa Terrace and 49 Campbell Street.

5.11.2.5 Visual Effects Summary

Overall, R.A. Skidmore concludes that:

“The magnitude of visual change will vary considerably for the various groups. In the context of the character established by the Teachers’ College and the relevant planning provisions, including the identification of ‘windfall sites’ within residential environments being suitable for intensification, the assessment finds that the resulting effects will vary from moderate adverse to positive. From some locations, as proposed planting, particularly around the perimeter of the Site, becomes established adverse visual effects will be reduced. For a limited number of residential properties, adverse visual effects will be reduced / remain low following the establishment of planting. For all other properties, effects will be very low to positive”.

5.12 WIND EFFECTS

A Wind Assessment for the Proposed Village has been prepared by WSP, and is attached to this AEE as **Appendix M**. The Wind Assessment considers the actual and potential wind effects of the Proposed Village on:

- Pedestrians using the surrounding streets and footpaths;
- Owners and occupiers of the adjacent properties;

- Public open spaces including Ben Burn Park, Karori Pool and carpark, Karori Normal School and Karori Kids Preschool; and
- Residents, staff and visitors within the Site.

The Outer Residential Zone has no specific objectives, policies, rules or assessment criteria relating to the wind environment at pedestrian level. Accordingly, potential wind effects would not normally be assessed for a development within the Outer Residential Zone.

Nevertheless, the wind environment is an important consideration in terms of residential amenity both within and beyond the Site. While the Proposed Village is not located in the Centres Area Zone, the Centres Area Zone objectives and policies identify that new buildings over three storeys in height have the potential to create negative wind conditions. The Proposed Village includes a number of buildings over three storeys.

Accordingly, the Wind Assessment considers the potential effects of the Proposed Village, as a whole, on wind conditions both within the Site and within the adjoining areas.

To assess the wind effects of the Proposed Village, WSP have applied their experience in assessing wind conditions for new buildings and additions in urban areas across Wellington with similar sizes and heights of buildings.

WSP advise that over Wellington, the prevailing strong winds are dominated by north to north-westerly and south to south-westerly wind flows. For light to moderate winds, northerly winds typically occur more frequently than southerly winds. However, the highest wind speeds occur with around the same frequency for both directions.

5.12.1 Effects in North to North-westerly Winds

In regard to wind effects in north to north-westerly winds for areas within the Site, WSP consider that:

- Wind conditions around the new buildings along the southern part of the Site are anticipated to be less than those currently experienced;
- Wind conditions around the new buildings on the northern part of the Site are expected to be similar to those currently experienced;
- A major determinant for onsite wind conditions will be landscaping and other wind mitigation elements that are integrated into the Proposed Village design.

In regard to wind effects in north to north-westerly winds for areas outside the Site, WSP consider that:

- Pedestrian wind conditions on the streets and footpaths adjacent to the Site are expected to be largely unaffected due to:

- The two and three storey heights of the new buildings adjacent to Campbell Street and Donald Street;
 - The setbacks of these buildings from the Site boundaries;
 - The alignment of the long axes of these buildings being somewhat parallel to the prevailing wind directions;
 - The boundary fencing; and
 - The new landscaping.
- The amenity in Campbell Street is expected to remain largely unchanged, and the amenity on Donald Street is expected to be similar to, or better than, currently evident;
 - The outdoor spaces located to the north of the Site (including Karori Pool, Karori Normal School and Karori Kids Preschool) are not anticipated to have any noticeable change in wind conditions;
 - Outdoor spaces located to the south of the Site (including houses on the northern side of Scapa Terrace) are expected to experience improved wind conditions; and
 - Outdoor spaces located south of Scapa Terrace (including Ben Burn Park) are expected to be unaffected by the Proposed Village due to their distance from the Site.

5.12.2 Effects in South to South-westerly Winds

In regard to wind effects in south to south-westerly winds for areas within the Site, WSP consider that:

- Wind conditions within many of the open areas within the Site are expected to be the same or improve; and
- At times, the windward corners of the taller buildings on the northern part of the Site, may be exposed to wind conditions. The wind conditions in these exposed areas can be mitigated through the use of landscaping and fencing.

In regard to wind effects in south to south-westerly winds for areas outside the Site, WSP consider that:

- The overall wind environment on the adjacent streets and footpaths (Donald Street and Campbell Street) is likely to be largely unaffected due to:
 - The proposed new buildings on the southern side of the Site being aligned approximately parallel to the prevailing wind directions;
 - The proposed new buildings on the southern side of the Site being two or three storeys high and set back from the Site boundaries; and
 - Screening provided by proposed boundary fencing and landscaping.

5.12.3 Wind Mitigation

In summary the Wind Assessment concludes that the effects of the Proposed Village on wind conditions external to the Site are anticipated to be relatively small, such that pedestrians will not notice any change, and additional wind mitigation is not considered necessary. However, the report notes that as the Site is to be utilised as a retirement village, with different spaces used by residents, staff or visitors, additional wind mitigation in the form of landscaping (including planting, vertical screens or walls) will be considered for the Proposed Village once resident use patterns have been established. Wind mitigation features will be integrated into Landscape Plans at the detailed design phase.

In association with the proposed landscaping consent condition, Ryman propose that the landscape design incorporates the findings of WSP's Wind Assessment in relation to the resident use patterns that will be determined at the detailed design stage of the development. The draft landscaping consent condition provided in Section 5.11.1 of this AEE specifically addresses the integration of wind mitigation into the landscaping of the Proposed Village.

5.12.4 Wind Effects Summary

Overall, WSP consider that the layout of the Proposed Village has mitigated any potential wind effects external to the Site, and no additional mitigation is necessary. Within the Site, most open spaces will be well sheltered, but some spaces will be windy in some wind conditions. Further improvements to wind conditions within the Site through additional planting, screens and fencing can be addressed at the time of detailed landscaping design.

5.13 NOISE

The Proposed Village is a residential activity and as such the only noise effects associated with the Proposed Village that have the potential to create an effect beyond the boundary of the Site relate to the operational noise effects (e.g., on-site traffic movements, servicing vehicles and fixed plant items). In addition, as the Site adjoins the Karori Pool complex, there is the potential for reverse sensitivity effects on the northern side of the Site.

The Proposed Village is surrounded by residential properties and activities that may be noise sensitive. The following properties are the closest, and therefore potentially most affected by the operational noise of the Proposed Village:

- 21 to 45 Donald Street;
- 25 to 51 Campbell Street;
- Even numbers 6 to 26 Scapa Terrace; and
- 221A and 221B Karori Road.

Properties located at greater distances from the Proposed Village may also be exposed to operational noise, but noise levels would be less than for the properties identified above, due to additional attenuation from increased distances and screening provided by buildings.

5.13.1 Operational Noise

An Operational Noise Assessment has been undertaken in respect of the Proposed Village by Marshall Day Acoustics (“**Marshall Day**”) and is attached as **Appendix K** to this AEE. The operational noise assessment analyses the likely generation of operational noise resulting from the Proposed Village and the effects this may have on the surrounding neighbourhood. This assessment is summarised below.

Marshall Day identify servicing vehicles, and the fixed plant as the primary sources of noise associated with the operation of the Proposed Village.

The District Plan does not provide noise limits for residential activities. Although the servicing vehicles are ancillary to the residential activity the noise from servicing vehicles has been assessed against the permitted noise limits of the District Plan applying to non-residential activities, which are:

Outer Residential Area	
<i>Monday to Sunday 7 am to 7 pm</i>	50 dB L _{Aeq} (15 min)
<i>Monday to Sunday 7 pm to 10 pm</i>	45 dB L _{Aeq} (15 min)
<i>Monday to Sunday 10 pm to 7 am</i>	40 dB L _{Aeq} (15 min)
<i>Monday to Sunday 10 pm to 7 am</i>	70 dB L _{AFmax}

The Marshall Day assessment has predicted servicing vehicle noise based on measurements of vehicle noise at other similar facilities, and the utilisation of SoundPLAN environmental noise modelling software. It identifies that the on-site servicing vehicle traffic noise will comply with the relevant District Plan limits at all properties that have been identified as potentially affected by the Proposed Village, except one. The exception is 29 Campbell Street, where a 3 dB exceedance has been predicted. Marshall Day note that as 29 Campbell Street is an Early Childhood Education (“**ECE**”) facility it is considered to be a noise sensitive activity in the District Plan.

Given the minor duration of the noise exceedance of the rubbish trucks (which is anticipated to occur up to twice a week), it is considered that any effects on 29 Campbell Street will be negligible, and have a less than minor adverse effect on the ECE facility.

With respect to fixed plant noise, the permitted noise limits of the District Plan are as follows:

Outer Residential Area

<i>Monday to Sunday 7 am to 10 pm</i>	45 dB L _{Aeq} (15 min)
<i>Monday to Sunday 10 pm to 7 am</i>	40 dB L _{Aeq} (15 min)
<i>Monday to Sunday 10 pm to 7 am</i>	65 dB L _{AFmax}

It is noted that Rule 5.3.1 of the District Plan includes a condition that the fixed plant noise emissions of restricted discretionary activities shall not exceed the permitted levels by more than 5 dB.

The Marshall Day assessment has predicted the proposed operation noise of the waste compactor, transformers and emergency generator of the Proposed Village using previous noise measurements of similar fixed plant items, and SoundPLAN environmental noise modelling software. Marshall Day consider the fixed plant will comply with the relevant District Plan limits at all properties that have been identified as potentially affected by the Proposed Village, when appropriate acoustic mitigation measures are implemented. As with all other Ryman villages, the compactor and generator will be enclosed in soundproof buildings which will act as an acoustic suppressant. Centralised plant equipment will be treated with similar acoustic suppressant mitigation measures.

The mechanical plant selections for the Proposed Village will occur at the detailed design stage. All mechanical plant items will be designed to comply with the District Plan noise requirements.

Overall, it is considered that any operational noise effects from the Proposed Village are less than minor.

5.13.2 Reverse Sensitivity

It is noted that Karori Pool operates from 6 am to 9 pm daily, with noise emanating from internal and external use of the pool and carparks. Apartments located at the northern end of Building B01A are considered to be those most likely effected by noise generated from the Karori Pool complex.

With regard to potential reverse sensitivity effects on the Karori Pool complex, it is noted that the resource consent for the Karori Pool (SR#48089):

- Sets the following noise limits which shall not be exceeded within the boundary of any residential site:
 - *Monday to Sunday 6am to 10pm* *L10 55 dBA; and*

- States that the following noise limit shall apply at the site boundary of any residential property:

- *Monday to Sunday 10 pm to 6am* *L10 40 dBA.*

The noise limits of the Karori Pool resource consent are similar to those that apply to residential properties in the surrounding Karori neighbourhood. As such, it is considered that the noise of the Karori Pool complex and the Proposed Village will be similar, if not the same. However, the following considerations demonstrate that the apartments have been appropriately designed so to minimise any potential noise effects that may be generated from the adjoining complex:

- Within the northern end of Building B01A there is one apartment on Level 2 with an external wall facing the Karori Pool complex; two apartments on Level 3; and two apartments on Level 4. The northern wall of these apartments adjoins the living / dining / kitchen spaces. As detailed in Drawing RC13 the windows to these living / dining / kitchen areas on the northern face of Building B01A are small upper windows. Additionally, it is noted that these windows will be double-glazed, and all apartments are insulated. The central floor-to-ceiling windows shown on Drawing RC13 are shared bin areas located at the end of the internal hallways of Building B01A;
- The bedrooms of the apartments within the northern end of Building B01A do not face the northern boundary. The bedrooms are set-in from the external eastern and western sides of the apartments (respectively) and separated from the northern face of the building by the living / dining / kitchen spaces. The set-in position of the bedrooms and their separation from the northern face of the building will act as a buffer to any noise generated by the Karori Pool complex. Additionally, the bedrooms will be further protected from any noise disturbance by double-glazing, insulation and curtains.

As such, it is considered that there will be no reverse sensitivity effects arising from the Proposed Village as a result of the adjacent Karori Pool complex.

5.14 TRAFFIC AND PARKING

A Transportation Assessment has been undertaken in respect of the Proposed Village by Commute Transportation Consultations and is attached as **Appendix E** to this AEE. The Transportation Assessment analyses the likely generation of traffic resulting from the Proposed Village and the effects this may have on the surrounding networks. This assessment is summarised below.

5.14.1 Operational Traffic

Approximately 801 vehicle trips per day can be expected to be generated by the Proposed Village (calculated using both the *NZTA Research Report 453: Trips and Parking Related to Land Use* and survey data from operational Ryman facilities). This correlates to

approximately 48 vehicles per hour during the peak period, noting that drivers within the Proposed Village typically adjust their travel to avoid the traditional commuter peaks on the surrounding road network. Most of the traffic during peak periods will be from staff, however it is noted that staff shifts are arranged to avoid commuter peak periods.

Commute Transportation Consultants have estimated that the Proposed Village will add between 40 – 73 vehicles per hour to the surrounding road network (depending on the time of day). Overall, the additional traffic to the Donald Street / Karori Road signalised intersection and the Campbell Street / Karori Road priority-controlled intersection results in small increases in the level of delay and vehicle queues expected. Critically, both intersections will continue to operate within capacity and with insignificant changes from current operation. The additional traffic expected from the Proposed Village will cause minimal traffic / transportation effects on the surrounding road network and can be accommodated in a safe and efficient manner.

5.14.2 Site Access / Egress

As outlined in Section 2.1.10 of this AEE, a two-way access / egress off Donald Street, and a two-way access / egress off Campbell Street is planned for the Proposed Village.

Commute Transportation Consultants consider that suitable access and egress can be provided to the Site using these points. In this regard, sight distances from the proposed vehicle accesses provide more than 90 m sight distance in each direction, satisfying the sight distance requirements of the Road Traffic Standards.

In addition to vehicle access / egress, gated pedestrian access will be available from three locations on Donald Street and two locations on Campbell Street, as detailed on Drawing RCA06 in Volume 3 to this AEE.

Proposed Roding Plans (inclusive of elevations and cross sections) have been prepared by Woods and are provided as Drawings 042_RCT_401_C0-200, 042-RCT_401_C3-220, 042-RCT_401_C3-250 and 042_RCT_401_C3-251 within the Infrastructure Assessment Report (attached as **Appendix D** to this AEE).

5.14.3 Internal Roads

The Proposed Village will include a private internal road network. The main access road, providing a connection between Donald Street and the various buildings within the Site, will have a width of 5.5 m. These dimensions provide for two-way access, while also moderating vehicle speeds.

All of the internal roading network will be owned and maintained by Ryman.

5.14.4 Parking and Internal Access

A total of 230 parking spaces are proposed to be established on-site, which exceeds the parking recommendations in the Road and Traffic Authority Guide (which requires 194 spaces).

The NZS 4121 requires seven mobility parking spaces for a development of the Proposed Village's scale and size. A total of 12 mobility parking spaces have been integrated into the design of the Proposed Village and as such, the proposal complies with NZS 4121.

The number of car parks provided on-site is based on a ratio per unit type that has been successfully implemented at other retirement villages owned by Ryman. In this regard, this ratio has been used in the resource consent issued by WCC for Ryman retirement village in Lower Hutt.

The provision of 25 staff parking spaces, at a rate of one parking space per two staff members (approximately 50 full-time equivalent staff) is consistent with the typical Ryman staff parking rates that have been approved and deemed to be sufficient in Ryman villages in Rangiora, Lower Hutt, Auckland and Petone. Based on existing Ryman villages it is estimated that 70% of staff will use private vehicles and 30% will use public transport when travelling to and from work. The surrounding transport network provides good facilities for bus transit, walking and cycling, enabling staff easy access and utilisation of public and active transport options.

Overall, it is considered that parking required by residents, staff and visitors to the Site can be wholly contained on-site and subsequently there will be no off-site parking effects. The assignment of specific parking spaces to residents, staff or visitors is typically undertaken by Ryman's Village Operations Manager prior to the opening of a new village and has not been undertaken at this time.

All of the car parking spaces have been designed in accordance with Australian and New Zealand Standard ("AS/NZS") 2890.1:2004 and as such meet the dimensional requirements of the District Plan. The positioning of columns in the basements have been checked and are located outside the space required for the tracking of vehicles that are using basement car parking spaces. Vehicle tracking for spaces at the end of blind aisles has been checked where spaces have less than the recommended 1 m clearance as specified in AS/NZS 2890.

There are three ramps located within the Proposed Village providing vehicle access to a pick-up and drop-off area, and basement car parking. The ramp to the Building B01A pick-up and drop-off area will have a maximum grade of 1:5, with 2 m long 1:8 transitions provided at the top and bottom of the ramp. The ramps providing access to the basement car parks located within the Building B01B basement will have a grade of 1:8.

One loading bay is proposed on the southern side of Building B01A. This is considered appropriate and has proved more than sufficient at other retirement villages owned and operated by Ryman, as they are largely residential in nature.

The internal road layout is able to support emergency vehicles such as ambulances and fire engines.

In terms of the non-compliance with the District Plan parking requirement, the assessment by Commute Transportation Consultants confirms that appropriate on-site parking is to be provided and the overall effect of parking on the adjoining environment will be less than minor. It is also noted that the NPS-UD requires the WCC to remove the District Plan's minimum car parking rate requirements. This is discussed further in Section 7.3.3.1 of this AEE.

5.14.5 Pedestrian Movement

As detailed in Section 2.1.11 of this AEE, a series of internal pedestrian paths are proposed throughout the Proposed Village providing linkages between the building and various on-site amenities. Drawing RCA06 in Volume 3 to this AEE provides details on pedestrian movement through the Site. Commute Transportation Consultants consider that appropriate pedestrian paths are provided throughout the Site, including in the internal roading and parking areas where appropriate pedestrian markings are provided.

5.15 OPEN SPACE AND RECREATION

The Proposed Village will create very little additional demand for the open space and recreational facilities in the surrounding area (such as Ben Burn Park and Karori Pool) due to the demographic characteristics of its residents (with an average age of 82 years for independent residents, an average age of 87 years for aged care residents, and the presence of on-going chronic health conditions). Ryman's residents are much less active and mobile than the general population and the 65+ population.

With particular reference to Ben Burn Park, it is noted that the park is an active recreational space that offers an athletic track and football field that are highly unlikely to be utilised by the residents of the Proposed Village.

Additionally, it is noted that Ryman offer extensive on-site amenities (including a pool, gym, bowling green and landscaped gardens) to meet the specific needs of its elderly residents. Surveys of Ryman villages indicate that its residents use Council open space and recreational facilities very rarely (nil for some residents in higher care and averaging around 4-8% for more independent residents compared to the general population). As such it is considered that no upgrades or changes are required to the existing pedestrian pathways, crossings and facilities in the general area surrounding the Site.

A WCC carpark is proposed on the site located to the north-east of the Proposed Village at 24 Donald Street. Ryman propose to install a fire escape gate in the northeast boundary fence and utilise a fire evacuation pathway through the carpark. This gate and evacuation pathway has been assessed as acceptable and compliant by Cosgroves (see email correspondence provided as **Appendix N** to this AEE). The gate will be controlled by a sensor that will automatically open in the event of an emergency. It is noted that when open, the gate will not block the 2 m wide planned pedestrian footpath that will run along the northern end of the Site's eastern boundary. Jim Warwick and Rowan Cordwell from the WCC Parks and Recreation Team have confirmed that the Council is happy for the residents of the Proposed Village to egress through the carpark in the event of an emergency (see email correspondence provided as **Appendix O** to this AEE).

6. CONSULTATION

6.1 COMMUNITY CONSULTATION

Section 36A of the RMA confirms that an applicant has no duty to consult any person on their resource consent application. However, Ryman is committed to working productively with the communities in which its retirement villages are located. In this respect, Ryman has a history of designing its retirement villages in order to minimise the potential effects of its development on the residential amenity and character of surrounding communities.

Ryman have held open days for the community in May 2018, and February and November 2019 which were all well attended by the local and wider community. In addition, Ryman staff have had a number of one-on-one meetings with neighbouring landowners, preschools, Karori Normal School, Karori Public Pool as well as community groups such as Karori Association and Save Our Campus groups.

- The purpose of these meetings was to inform each group of Ryman, the services they offer for elderly, and their plans for the Site. Discussions were mostly around traffic generation and construction effects such as noise, dust etc.
- Most groups are comfortable or excited for Ryman to construct a village here due to the opportunity for intergenerational relationships and the addition of a community amenity.
- Neighbours to the Site have mostly come around to our proposal due to design changes such as removing basements from Buildings B02-B06, additional planting along the boundary where possible and refined designs of the buildings.

Ryman has also held a number of pre-application meetings with staff from the WCC, where the intended design and layout of the Proposed Village has been discussed. These discussions have been useful in refining the design of the Proposed Village and ensuring appropriate consideration is given to the potential effects of the proposal on the surrounding environment.

6.2 HERITAGE NEW ZEALAND POUHERE TAONGA

Consultation with HNZPT and WCC was undertaken throughout 2019 in relation to the heritage values of the Site.

The first meeting was in February 2019 to discuss potential retention of the Gray and Waghorn Buildings. At that point WCC and HNZPT both appeared to be reasonably supportive of the proposal.

The second meeting was held in August 2019 with HNZPT at which it was explained that Ryman were unable to seismically upgrade the Gray and Waghorn buildings to the desired level. The response from HNZPT was a request that Ryman investigate the option of

retaining their existing facades. This exercise was undertaken by Ryman; however, the conclusion was that the facades could not be stabilised in a manner that could guarantee the safety of the contractors on-site.

A third meeting was held with HNZPT in October 2019 where the difficulties of retaining the facades were explained. A proposal to replace the Gray and Waghorn buildings with new buildings designed by DPA Architects that would take their design cues from the original buildings was tabled for consideration by HNZPT.

Following the third meeting there has been no further correspondence from HNZPT.

7. STATUTORY ASSESSMENT

7.1 INTRODUCTION

The RMA is the principal statutory document governing the use of land, air and water. The purpose of the RMA, as set out in Section 5, is to “*promote the sustainable management of natural and physical resources*”. This section of the AEE sets out the framework under the RMA that applies to the resource consents that are being sought from the WCC.

7.2 SECTION 104D ASSESSMENT

Section 104D of the RMA sets out restrictions on the ability of a consent authority to grant resource consents for non-complying activities. Section 104D states:

- (1) *Despite any decision made for the purpose of notification in relation to adverse effects, a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either-*
 - (a) *the adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor; or*
 - (b) *the application is for an activity that will not be contrary to the objectives and policies of-*
 - (i) *the relevant plan, if there is a plan by no proposed plan in respect of the activity; or*
 - (ii) *the relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or*
 - (iii) *both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.*
- (2) *To avoid doubt, section 104(2) applies to the determination of an application for a non-complying activity.*

A detailed assessment of the actual and potential environmental effects associated with the construction and operation of the Proposed Village is provided in Section 5 of this AEE and is based on the technical assessments appended to this AEE. Overall, and based on these technical assessments, it is concluded that any adverse effects of the Proposed Village on the surrounding environment will be no more than minor.

Furthermore, the objectives and policies of the District Plan (being the relevant plan for the purpose of Section 104(1)(b) of the RMA) are assessed in Section 7.3.3.3 of this AEE. As is noted below, it is concluded that the construction and operation of the Proposed Village will not be contrary to the objectives and policies of the District Plan – and in most circumstances fits comfortably with the direction set out in the provisions.

In light of the above, Section 104D of the RMA is not considered to be an impediment to the granting of resource consents for the Proposed Village and it can be further considered under Section 104 of the Act. In this regard, either ‘gateway’ in Section 104D(1) is able to be passed by this resource consent application.

7.3 SECTION 104 ASSESSMENT

7.3.1 Introduction

Section 104 of the RMA lists the various matters that a consent authority must have regard to in considering the resource consent applications for the proposal. In particular, and subject to Part 2 of the RMA, it states that:

- (1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to—*
 - (a) any actual and potential effects on the environment of allowing the activity; and*
 - (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and*
 - (b) any relevant provisions of—*
 - (i) a national environmental standard;*
 - (ii) other regulations;*
 - (iii) a national policy statement;*
 - (iv) a New Zealand coastal policy statement;*
 - (v) a regional policy statement or proposed regional policy statement;*
 - (vi) a plan or proposed plan; and*
 - (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.*
- (2) When forming an opinion for the purposes of subsection (1)(a), a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect.*
- (2A) When considering an application affected by section 124 or 165ZH(1)(c), the consent authority must have regard to the value of the investment of the existing consent holder.*

Section 104 of the RMA does not give any of the matters to which a consent authority is required to have regard primacy over any other matter. All of the relevant matters are to be given such weight as the consent authority sees fit in the circumstances, and all provisions are subject to Part 2 of the RMA (although it is understood that a consent authority is not required to consider Part 2 of the RMA unless there is uncertainty in the relevant statutory planning documents).

The matters for consideration under Section 104(1)(a), (ab), (b) and (c) of the RMA are assessed in the sub-sections below.

7.3.2 Actual and Potential Effects

With respect to Section 104(1)(a) of the RMA, the actual and potential effects on the environment in respect to the construction and operational effects of the proposal are set out in Section 5 of this AEE. By way of summary, it is concluded that all adverse effects can be appropriately avoided, remedied or mitigated.

7.3.3 Relevant Statutory Planning Documents

In terms of Section 104(1)(b) of the RMA, the following sub-sections provide an assessment of the activities associated with the construction, operation, and maintenance of the Proposed Village against the:

- NPS-UD;
- Regional Policy Statement; and
- District Plan.

7.3.3.1 National Policy Statement on Urban Development 2020

In July 2020 the Government released the NPS-UD, which came into force on 20 August 2020. The NPS-UD identifies Wellington as a 'Tier 1 urban environment', reflecting the city's population size and growth rate.

The key objectives of the NPS-UD seek:

- Well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future;
- To enable more people to live in, and more businesses and community services to be located in, areas of an urban environment that are near centres and / or employment, well-serviced by public transport, and where there is high demand; and
- Urban environments that develop and change, including their amenity values, over time in response to the diverse and changing needs of people, communities and future generations.

In terms of the above key objectives the Proposed Village will meet the growing housing demand of elderly whose housing needs are not currently being adequately met. The Proposed Village has been specifically designed to meet these needs and will therefore contribute to the development of a 'well-functioning urban environment' in Wellington, and Karori.

Policy 3 of the NPS-UD requires district plans in Tier 1 urban environments to enable building heights and density of urban form commensurate with the level of accessibility and relative demand for housing in the location. The District Plan has not been reviewed to give effect to the NPS-UD (or the National Policy Statement on Urban Development

Capacity 2016 that preceded it). Accordingly, the District Plan does not ‘cover the field’ in relation to the matters addressed in the NPS-UD, including appropriate intensification to provide housing to meet the needs of different parts of the community. However, Policy 3 supports the view that the Site is ideally located to contribute to the urban intensification direction of the NPS-UD.

The NPS-UD directs decision-makers making planning decisions to have particular regard to the benefits of urban development that are consistent with well-functioning urban environments. These include:

- The provision of a variety of homes (in terms of type, price, and location); and
- The provision of good accessibility for all people between housing, jobs, community services, natural spaces, and open space, including by way of public or active transport.

The NPS-UD also directs decision-makers making planning decisions to have particular regard to any relevant contribution that will be made to provide or realise development capacity. The Proposed Village will contribute significantly to development capacity within Wellington and Karori.

The NPS-UD also directs decision-makers making planning decision to have particular regard to the planned urban built form anticipated by planning documents that have given effect to the NPS-UD, which may involve significant changes to an area. As discussed earlier, the District Plan has not been reviewed and updated to give effect to the NPS-UD. The planned urban built form as indicated by the District Plan provisions should therefore be given reduced weight.

The NPS-UD notes that changes to the urban built form of an area *‘may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and are not, of themselves, an adverse effect’*. This principle is reflected in the Urban Design and Landscape and Visual Assessments.

The Proposed Village aligns with the matters in the NPS-UD set out above. As identified in the technical assessments, the unique features and nature of the Site and the comprehensive design of the Proposed Village ensures that it is a positive contribution to the residential environment and provides for future generations and the needs of the elderly.

Overall, the Proposed Village is consistent with the objectives of the NPS-UD.

7.3.3.2 Regional Policy Statement

The key conclusions in relation to the relevant objectives and policies for the Wellington Regional Policy Statement are summarised as follows:

- The Proposed Village recognises the historic heritage values of the Site, and seeks to retain and integrate associated features where possible;¹³
- The technical assessments have confirmed that the Proposed Village has been appropriately designed to minimise the risk of natural hazards to both users of the Proposed Village and the people and properties of Karori; and¹⁴
- The Proposed Village will positively contribute to Wellington’s compact well designed and sustainable regional form by intensifying urban development in an existing urban area, providing a range of retirement living options and being located within an area of existing infrastructure and services.¹⁵

7.3.3.3 Wellington City District Plan

As noted in Section 3 of this AEE, the Site is zoned Outer Residential Area and it is in the Karori Education Campus Precinct. It is also a very large windfall site, as noted earlier. The Outer Residential Area provides for residential development that maintains the existing character and respects the amenity of adjacent properties. Medium – high density residential activities, and some commercial development is provided for where appropriate.

The key conclusions in relation to the relevant objectives and policies for the District Plan are summarised as follows:

- The Proposed Village, and its utilisation of some of the Teachers’ College buildings for residential purposes will positively contribute to the consolidation of the established Karori urban area; residential intensification; the utilisation of existing infrastructure; and the retention and adaptive re-use of existing buildings on the Site;¹⁶
- The Proposed Village will enable efficient residential intensification of a scarce and valuable windfall site within the Outer Residential Area, whilst also providing convenient and accessible retirement living options within the Karori residential area;¹⁷
- The character, heritage, scale and amenity of the former Teachers’ College, and its Brutalist architectural design has contrasted the surrounding neighbourhood since the 1960s. While the Proposed Village will continue to be different from the standalone dwellings in the immediately surrounding context because of the operational and functional needs of the village, the Proposed Village and its integration of design features that are reflective and compatible with the architecture of the Teachers’

¹³ RPS – Objective 3.5.15 and Policy 3.5.46.

¹⁴ RPS – Objective 3.8.19, 3.8.20, 3.8.21 and 4.2.7, and Policies 3.8.51 and 3.8.52.

¹⁵ RPS – Objective 3.9.22 and Policies 3.9.54, 3.9.55, 3.9.57, 3.9.58 and 3.9.67.

¹⁶ Objective 4.2.1 and Policies 4.2.1.1 and 4.2.1.5.

¹⁷ Objectives 4.2.1 and 4.2.7 and Policy 4.2.1.5.

College buildings, will provide a residential character and amenity that is more suited to the neighbourhood and surrounding development patterns than the former Teachers' College. The Proposed Village will convert a 'windfall' site, from its previous non-residential use to a residential use more in-keeping with the surrounding Karori neighbourhood. The Proposed Village will therefore not only maintain, but enhance, the residential character and amenity of the neighbourhood;¹⁸

- The location, scale and design of the Proposed Village has been carefully considered so that it will integrate well with the surrounding environment with no more than minor adverse visual, dominance, overlooking, loss of privacy and / or shading effects on its various receiving environments. Given the unique characteristics of the Site with its large size and location fronting onto sections of Donald Street and Campbell Street it is considered that the effects on neighbouring properties that are traditionally experienced with intensification will not be generated. In particular, the building heights and boundary setbacks of the Proposed Village respond to the scale, character and amenity of the public streets and properties adjoining the Site. This will ensure that privacy will be maintained as unreasonable levels of overlooking or sense of overbearingness for neighbouring sites will not occur, and reasonable levels of sunlight and / or daylight will be maintained on dwellings neighbouring the Proposed Village due to the distance of buildings from boundaries and the stepped height of properties along the southern boundary. Additionally, with the exception of the buildings located in the southern area of the Site, the footprint of the Proposed Village has been designed to be generally consistent with that of the Teachers' College. When considering the residential amenity of the Proposed Village, it is noted that the District Plan has not been reviewed to give effect to the NPS-UD's direction on changing amenity values over time (in response to the diverse and changing needs of people and communities). Therefore, the Proposed Village needs to be considered accordingly against the relevant provisions of the NPS-UD;¹⁹
- The removal of existing onsite landscaping and vegetation will be limited to that required for the construction of the new buildings of the Proposed Village. As such, those areas of the Lopdell Gardens that do not need to be removed for construction purposes will be retained, and vegetation in the south-eastern corner of the Site will be maintained and enhanced. The retention of these features will provide continuity with the Site's former character and sense of place. Replacement trees and planting will mitigate the loss of vegetation that cannot be retained (due to demolition or construction requirements). Replacement vegetation will be primarily New Zealand natives;²⁰

¹⁸ Objectives 4.2.1, 4.2.2, 4.2.3 and 4.2.7, and Policies 4.2.1.5, 4.2.3.1 and 4.2.7.1.

¹⁹ Objectives 4.2.4 and 4.2.7 and Policies 4.2.4.1, 4.2.4.2, 4.2.4.4 and 4.2.7.1.

²⁰ Objectives 4.2.2, 4.2.3 and 4.2.8 and Policy 4.2.8.3.

- The majority of large trees on the Site will be retained for the Proposed Village, with additional trees proposed to be planted throughout the Site. The development will result in an overall net gain in tree cover on the Site, with a well-managed and sustainable tree population that will provide long-term benefits both within and beyond the Site;²¹
- A high quality of residential amenity will be established throughout the Proposed Village with the provision of communal, private, indoor and outdoor amenities, and the integration of wind mitigation design features. Ground level open space will be provided with a bowling green, terraces, gardens, walking circuits and landscaped areas integrated into the village design. These areas will ensure that the Proposed Village provides a high standard of amenity and high quality living environment;²²
- Sustainable initiatives have been integrated into the design of the Proposed Village and include (but are not limited to) the orientation of buildings to maximise natural light and solar shading features, the utilisation of materials with thermal mass benefits, low emissivity glass, passive ventilation, base isolation, the repurposing of existing buildings and retention of the majority of existing landscaping, mixed mode construction, electric vehicle charging stations and the use of energy efficient appliances and lighting throughout the Proposed Village;²³
- It is proposed that the temporary activities relating to the construction of the Proposed Village (including earthworks) will be managed by a CMP that will be developed by way of a consent condition. The CMP will include an ESCP, a CTMP, a CNVMP and details of the management approach that will be adopted (either soil capping or removal from the Site) so to ensure that the potential soil contamination of the Site is does not generate risk to human health or the environment. These management plans will describe the measures to be adopted as far as practicable to meet the relevant District Plan construction standards and the best industry practices;²⁴
- The Proposed Village is in a highly accessible location and located in close proximity to the local village, and public transport network. All areas of the Proposed Village have been designed to be easily accessible for people of all levels of mobility. The vehicle access, parking and loading is appropriate for both the characteristics of the Site and the requirements of the residents, staff and visitors to the Site, with traffic from the village anticipated to have minimal impact on the surrounding transport network, and sufficient onsite parking provided; and²⁵

²¹ Objective 4.2.3.

²² Objectives 4.2.3 and 4.2.4 and Policies 4.2.3.5 and 4.2.4.2.

²³ Objective 4.2.5 and Policies 4.2.5.1, 4.2.5.3.

²⁴ Objectives 4.2.7, 29.2.1 and 31.2.1 and Policies 4.2.7.7, 29.2.1.1, 29.2.1.3, 29.2.1.4, 31.2.1.2, 31.2.1.3 and 31.2.1.4.

²⁵ Objective 4.2.12 and Policies 4.2.12.1, 4.2.12.2 and 4.2.12.4.

- The location and integration of utilities for the Proposed Village have been carefully considered so to ensure that their presence will not alter Site amenities, with existing connections to be replaced underground with new / modern connections.²⁶

7.3.4 Clause 1(c) – Other Relevant Matters

7.3.4.1 Wellington Urban Growth Plan 2014 – 2043

The Wellington Urban Growth Plan 2014 – 2043 (“**Growth Plan**”) sets the direction for the growth of Wellington over the next 25 years. It seeks to respond to the key challenges facing Wellington, including high population growth, climate change and natural hazard risk. To address these challenges, the Growth Plan sets out outcomes to deliver a better Wellington.

Those most relevant to the Proposed Village are:

- Increase the stock of quality medium-density housing options in areas near the city centre and in key suburban centres; and
- Land use and development in areas most at risk from the impacts of natural hazards and climate change is managed to minimise the risks to people and property.

Furthermore, the Growth Plan emphasises growth occurring in existing and compact urban areas which are served by efficient, safe public transport.

Section 5.2 of this AEE sets out the positive effects of the Proposed Village, which will assist in achieving the vision and transformational shifts set out in the Wellington Urban Growth Plan.

7.3.5 Part 2 of the Resource Management Act 1991

It is understood that a consent authority is generally no longer required to consider Part 2 of the RMA beyond its expression in the relevant statutory planning documents, unless it is appropriate to do so. In this case, it is considered that the planning context is generally clear, noting as mentioned that the Site is something of an anomaly. It is also noted that the District Plan does not give effect to the NPS-UD. In any case, the Proposed Village aligns well with the various planning directions set out earlier. However, for completeness and in accordance with Schedule 4(2)(1)(f) of the RMA, Part 2 of the RMA is considered in the following paragraphs.

The purpose of the RMA is to promote the sustainable management of natural and physical resources. In this regard, the Proposed Village will provide high quality specialist care for elderly residents in Wellington, who are a vulnerable section of the community, and will enable people and communities (including future generations) to provide for their

²⁶ Objective 22.2.1 and Policy 22.2.1.3.

social, economic, and cultural wellbeing through the establishment of an additional range and type of accommodation options for the elderly. Furthermore, the establishment of the Proposed Village will assist in ensuring the efficient use of land.

The construction and operation of the Proposed Village will not affect the safeguarding of the life-supporting capacity of air, water, soil and ecosystems. Likewise, Section 5 of this AEE provides details on the measures proposed by Ryman to avoid, remedy or mitigate the actual and potential effects of the project on the environment and to manage effects on the wellbeing of people in accordance with Section 5 of the RMA.

With respect to the key matters in Sections 6, 7 and 8 of the RMA, the following points are pertinent:

- Appropriate consideration has been given to the management of the potential risks from natural hazards on the Site (i.e. flooding from overland flow paths) in the design and construction methodologies for the Proposed Village;
- The Proposed Village will enable the efficient use of natural resources (being land) via the development of an integrated residential development on a site which enables the accommodation of an elderly population;
- The design of the Proposed Village has been undertaken in a manner that, as far as practicable, complies with the development standards in the Outer Residential Area, and is appropriate to the characteristics of the Site and the surrounding environment. As such, it is considered that the overall amenity values and the quality of the environment will be maintained; and
- The effects of climate change have been considered in the design of the stormwater management system for the Site.

Overall, and based on the technical assessments that have been commissioned by Ryman, it is considered that the Proposed Village will promote the sustainable management of natural and physical resources in accordance with Part 2 of the RMA (noting that Part 2 of the RMA is not being explicitly relied upon given the full coverage of relevant resource management issues provided in the District Plan).

7.4 SUMMARY

Overall, it is considered that the granting of the resource consents, subject to the imposition of appropriate conditions, would promote the sustainable management of natural and physical resources and ensure that adverse effects on the environment are less than minor and / or appropriately avoided, remedied or mitigated.

8. NOTIFICATION ASSESSMENT

8.1.1 Section 95A

Whether the application should be notified has been assessed as follows, according to Section 95A of the RMA:

Step 1 – Mandatory public notification:

- The applicant does not request public notification of the application (s95A(3)(a)); and
- The application does not include an exchange of recreation reserve land (s95A(3)(c)).

Step 2 – Public notification precluded:

- Public notification is not precluded by any rule or national environmental standard (s95A(5)(a)); and
- The proposal is a non-complying activity. Therefore, public notification is not precluded as Section 95A(5)(b)(ii) does not apply.

Step 3 – Public Notification in Certain Circumstances

- There are no rules in the District Plan or NES that require public notification in accordance with Section 95A(8)(a); and
- For the reasons set out in Section 5 of this AEE, the activity is not likely to have adverse effects on the environment that are more than minor in accordance with Section 95A(8)(b).

Step 4 – Public Notification in Special Circumstances:

- There are no special circumstances in relation to this application;
- In considering whether special circumstances apply to warrant notification of an application, it is noted that special circumstances:
 - Are unusual or exceptional but may be less than extraordinary or unique; and
 - Unlikely to be justified where there is no evidence of adverse effects likely to arise from an activity.
- The application is not unusual or exceptional. Although the Site was formerly home to the Teachers' College, it has been zoned for residential purposes for some time. The proposal is for a multi-unit residential development, which is an anticipated land use on a 'windfall' site within the Outer Residential Area. Buildings and structures are also directly contemplated in the Education Precinct. The proposal does not involve any activities / environmental effects that relate to matters of broader public interest or the use of strategic public resources.
- While it is concluded that the Proposed Village will be visible, and as identified in the Landscape and Visual Assessment and Urban Design Assessment, in some instances,

prominent, it will have a residential and domestic character which is in line with the existing established residential locality.

- Overall, it is considered that height of the buildings the within the Proposed Village that interface with the adjacent residential properties and streets have been designed at a residential scale and will overtime form part of the established residential character. The taller buildings that exceed the height limits are generally sited in the area of the site that was developed as the Teachers' College, which visually dominated the adjoining neighbourhood. The Proposed Village, while similarly exceeding the height limit, brings a residential element to the locality and enables residential intensification of the Site.

Therefore, public notification of the application is not required.

8.1.2 Section 95B Limited Notification

Section 95B(1) requires a consent authority to determine whether to give limited notification of a resource consent application if an application is not publicly notified under Section 95A. This has been considered according to Section 95B as follows:

Step 1 – Certain affected groups and affected persons must be notified:

- Limited notification is not required under Step 1 as the proposal does not affect customary rights groups or customary marine title groups or a statutory acknowledgement.

Step 2 – If not required by Step 1, limited notification precluded in certain circumstances:

- Limited notification is not precluded under Step 2 as the proposal is not subject to a rule in the District Plan or an NES that precludes notification; and
- Limited notification is not precluded under Step 2 as the proposal is not a controlled activity and is not a prescribed activity.

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

- The proposal is not a boundary activity and is not a prescribed activity; and
- The proposal therefore falls into the 'any other activity' category and the effects of the proposal on any persons are assessed in accordance with Section 95E below to determine if limited notification is required.

8.1.3 Assessment of Effects on Persons (s95E)

According to Section 95E of the RMA, a person is an affected person if the activity's adverse effects on the person are minor or more than minor (but are not less than minor). In forming an opinion on the potential effects of an activity on a person, a consent authority is also entitled to disregard an adverse effect that is permitted by the District Plan or NES.

Furthermore, and in accordance with Section 95E(3)(a) of the RMA, a person is not an affected person in relation to a resource consent application for an activity if the person has given approval for the proposed activity before the consent authority has decided whether there are any affected persons.

Ryman have received written approval from the owner / occupier of 33 Campbell Street (attached as **Appendix P** to this AEE). As such, the owner / occupier of 33 Campbell Street is not an affected person in relation to the resource consent application for the Proposed Village.

Based on the technical assessments and the summary of actual and potential environmental effects provided in Section 5 of the RMA, the following persons are considered to be adversely affected by the Proposed Village to a minor extent in accordance with Section 95E(1) of the RMA:

- Minor shading effects:
 - Owners / occupiers of 6, 8, 10, 12, 14, 20, 22 and 26 Scapa Terrace;
 - Owners / occupiers of 29 Campbell Street; and
 - Owners / occupiers of 29, 31, 33, 35, 37, 39 and 42 Donald Street.
- Minor shading effects and low visual effects:
 - Owners / occupiers of 16, 18 and 24 Scapa Terrace; and
 - Owners / occupiers of 49 Campbell Street.

No other persons are considered to be adversely affected to a minor or more than minor extent in relation to any other potential environmental effects in light of the conclusions reached in the technical assessments attached to this AEE. The basis for this conclusion is summarised as follows:

- The proposal is for an integrated multi-unit residential development that is anticipated within the Outer Residential Area. The layout of the Proposed Village has been designed to be cognisant of the existing residential environment;
- The additional building height beyond what is permitted for the Outer Residential Area will integrate well with the topography of the Site, and any potential effects on adjacent properties are able to be mitigated by the generous setbacks and landscaping that is proposed;
- The Geotechnical Assessment by Tonkin and Taylor (refer to **Appendix H** to this AEE) confirms that the excavations and retaining required for the Proposed Village are not expected to have any consequential effects on adjacent properties; and
- Construction noise and vibration effects will be temporary and undertaken in a manner that complies with the permitted activity standards in the District Plan.

8.2 NOTIFICATION CONCLUSION

As a result of the analysis above, it is concluded that the resource consent applications for the Proposed Village can be processed on a limited notified basis to the properties identified above in accordance with Sections 95A – 95E of the RMA.

9. CONCLUSION

Ryman proposes to construct, operate and maintain the Proposed Village on an approximately 3.05 ha site at 26 Donald Street and 37 Campbell Street, Karori, Wellington. The Proposed Village will provide comprehensive care for elderly residents, ranging from those who are relatively independent through to those who require increased levels of care in an advanced care environment.

The Proposed Village will provide accommodation and aged care for Wellington's increasing elderly population to cater for the supply crisis in retirement living, and at the same time releasing much needed housing stock to Wellington's undersupplied housing market. Furthermore, the Proposed Village will provide economic benefit to the community and the local workforce during construction, as well as providing employment once operational.

The Site is well located in Karori and is close to a number of amenities. The location of the Proposed Village will ensure good social connections, the opportunity for frequent participation in social activities, and social engagement for the elderly. The Proposed Village will make a positive contribution to the local community and will ensure that the elderly residents are not isolated from the community.

The actual and potential effects associated with the construction and operation of the Proposed Village have been considered. It is concluded that any potential adverse effects generated by the Proposed Village will be appropriately avoided, remedied or mitigated such that they are limited in scale and extent. The Proposed Village has also been assessed to be consistent with the relevant objectives and policies of the District Plan.

Overall, it is considered that the establishment of the Proposed Village will be consistent with the purpose of the RMA and that there are no impediments to the granting of the resource consents sought by Ryman.



APPENDIX A

Records of Title



APPENDIX B

Urban Design Assessment – Clinton
Bird Urban Design Limited



APPENDIX C

Heritage Technical Report – DPA
Architects



APPENDIX D

Infrastructure Assessment Report –
Woods



APPENDIX E

Transportation Assessment Report –
Commute Transportation Consultants



APPENDIX F

Arboricultural Report – Tree
Management Solutions



APPENDIX G

Greater Wellington Regional Council
Maps



APPENDIX H

Assessment of Geotechnical Effects –
Tonkin & Taylor



APPENDIX I

Certificates of Compliance –
Wellington City Council



APPENDIX J

Ground Contamination Assessment of
Environmental Effects – Tonkin &
Taylor



APPENDIX K

Operational Noise Assessment –
Marshall Day Acoustics



APPENDIX L

Landscape and Visual Assessment –
R.A. Skidmore Urban Design Limited



APPENDIX M

Wind Assessment – WSP



APPENDIX N

Email Correspondence - Cosgroves



APPENDIX O

Email Correspondence – WCC Parks
and Recreation



APPENDIX P

Written Approval – 33 Campbell
Street