

SUBMISSION ON APPLICATION FOR RESOURCE CONSENT

Resource Management Act 1991

TO: Auckland Council

- 1. Name of Submitter: Richard Hursthouse on behalf of the Centennial Park Bush Society**
- 2. This is a submission** on an application from Campbells Bay Holdings Ltd for a resource consent.
- 3. The applicant seeks** consent for a pre-school education childcare centre for 150 children as a non-complying activity. The application incorporates the reuse of a Category B scheduled building – All Hallows Methodist Church.
- 4. The application address is** 218-220 Beach Road, Campbells Bay, comprising 2,460m² held in Lot 1 and Part Lot 2, D.P. 403138.
- 5. The submitter is not** a trade competitor for the purposes of s.308B of the Resource Management Act 1991.
- 6. The specific parts of the application** that this submission relates to are:
 - the application in its entirety
- 7. The reasons for the submission** are:
 - (a)** The proposal represents the over-intensive use of the subject site for a pre-school childcare facility for 150 children.
 - (b)** The proposal seeks an unacceptable level of impermeable surface over the subject site to the extent that it will create adverse effects regarding the management and discharge of stormwater and in addition interferes with and adversely affects the stormwater movement and flowpath through the catchment in which the subject site is located.
 - (c)** The proposal relies upon the removal of important vegetation on the boundary of 220/222 Beach Road, Campbells Bay. This native vegetation represents an important natural amenity to the neighbourhood that forms part of a significant vegetation corridor for bird life between the coastal edge of the Hauraki Gulf at Campbells Bay and inland areas of vegetation.

- (d) The proposal encroaches significantly on the front and side yards. We submit that this will have an adverse effect on the amenity value of this area. Currently this area is a central and pivotal quiet centre of Campbells Bay.
- (e) The proposal encroaches on public space with a large concrete wall close inside the Beach Rd boundary against which is proposed a large bank and carpark entry structure coming onto public land. We submit that this will have a negative effect on the amenity of this area. We regard public space as worthy of protection from incursion by private interests.
- (f) Overall the proposal represents an over-intensive use of the subject site in a manner which is contrary to the objectives and policies of the Residential 4B Zone of the Operative Auckland Plan – North Shore Section.
- (g) Accordingly, the proposal creates adverse effects for which there is no avoidance, remedy or mitigation offered within the application context.
- (h) Being contrary to the relevant objectives and policies of the Auckland District Plan (North Shore section) and the Proposed Auckland Unitary Plan in terms of stormwater and vegetation removal, and with actual and potential adverse effects which cannot be avoided, remedied or mitigated, the proposal fails the threshold tests of s.104D of the Act and should be declined.
- (i) Finally, the proposal is thereby contrary to the purpose and principles of the Act as set out in Part 2, particularly Sections 5 in terms of adverse effects, and 7 in terms of amenity and environmental qualities.

8. **The submitter seeks** the following decision from the consent authority:

- **Decline the application in its entirety.**

9. **The submitter wishes to be heard** in support of this submission and if others make a similar submission we will consider presenting a joint case with them at the hearing.

Signature of Submitter:

A handwritten signature in black ink, appearing to be 'Richard Hursthouse', written over a dotted line.

Date: 23 April 2016

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