

9 April 2021

## **1 Selfs Road, Papatoetoe: Application Details Relating to an Application under the COVID-19 Recovery (Fast Track Consenting) Act 2020.**

### **1. Introduction**

The following is a reiteration of the letter we had sent previously on the 24 March 2021. We have sent this again knowing how busy everyone is and to assist to ensure we are not neglecting our efforts to engage with you.

Civix Ltd is a Planning, Surveying and Engineering company assisting Myland Partners Limited with a proposal for 115 dwelling units and lots fronting Selfs Road, Portage Road, and the South-Western Motorway. The proposal requires consent for an application for four or more dwellings in the Residential Mixed Housing Suburban Zone (MHSZ) of the Auckland Unitary Plan (AUP), as well as associated subdivision for freehold titles, and earthworks. The site also has an Outstanding Natural Landscape overlay being the outer component of Crater Hill.

The site has the legal description of Lot 1 DP 503731 and an area of 3.6413ha.

The proposal is sought to be processed under the fast-tracked process under the Covid-19 Recovery (Fast Track Consenting) Act 2020 (C19FTCA).

At this stage, no detailed resource consent application has been drafted, and the application plans are still being refined in order to provide the best balance between provision of additional dwellings and urban design, landscape, and protection of the various values associated with the Outstanding Natural Feature (ONF) of Crater Hill identified in the AUP and described further below. We recognise that the wider Puhinui peninsula has cultural importance for iwi.

The following details are at a broad level aimed at initially reaching out to you so that you are aware of this proposal, and so that we can also arrange to meet on site to discuss the Proposal within the locational context of the site and surrounds. In this regard, we suggest a site meeting on one of the following dates of the **15<sup>th</sup>, 20<sup>th</sup>, or 21<sup>st</sup> of April at 11am**. If you could please advise a preference we will confirm the time with all iwi with interests in the location.

The following sets out a summary of the application details and regulatory framework.

Our desk-top review of the AUP has identified that the site is not located within any Iwi Statutory Acknowledgement Area on Auckland Council GIS. Further, there are no identified items of cultural or historical significance in the Council's GIS. Nevertheless, it is best practice to receive the views of Iwi directly to inform any redevelopment of land. We also recognise that it is common practice for the multiple iwi authorities across Auckland to identify whether or not they defer to one of the other iwi who have a greater connection with the relevant land.

We would like your feedback on:

- Do you wish to engage directly with Myland Partners, or do you defer to another iwi authority?
- Do you recognise a planning document which you consider that we should have regard to when preparing the resource consent application (i.e. do you have an iwi management plan or do you recognise an iwi management plan that has been prepared by a different iwi authority)?



- Are there particular cultural value aspects or locations relating to the natural and physical environment of the Site and surrounds of interest to you or that we should take account of? If so, what do you consider is the best way for us to recognise and reflect those values in undertaking the proposed development?

## 2. Geographical Location and Site Description

The site plan and location plan are shown in **Figures 1 and 2** below.

The site is located adjacent to the South-Western Motorway to the south, Selfs Road to the north, and Portage Road to the west. Road reserve and dwellings adjoin the site to the east.

The site is close to the Aorere College and approximately 3km from the Mangere City Centre to the south-east.

The site is also identified in the AUP as subject to the ONF ID 22 – Crater Hill, although it is understood that only a small part of the Tuff Ring occupies a section of the site at the south-western location as approximately indicated below in Figure 1 by the yellow dotted line.

The site is currently occupied by two dwellings, with the balance of this open grassed areas, and some native trees within the boundary of the site adjoining Selfs Road as shown below in Figure 1.

The land has a gentle slope from the ridgeline at the motorway boundary toward Selfs Road to the north, and also toward Portage Road to the west. The Site contains no significant waterbodies.

*Figure 1: The site and surrounding area with the Tuff Ring Identified (yellow)*





Figure 2: The site location



### 3. Auckland Unitary Plan Zoning and Overlays, Controls, and Designations.

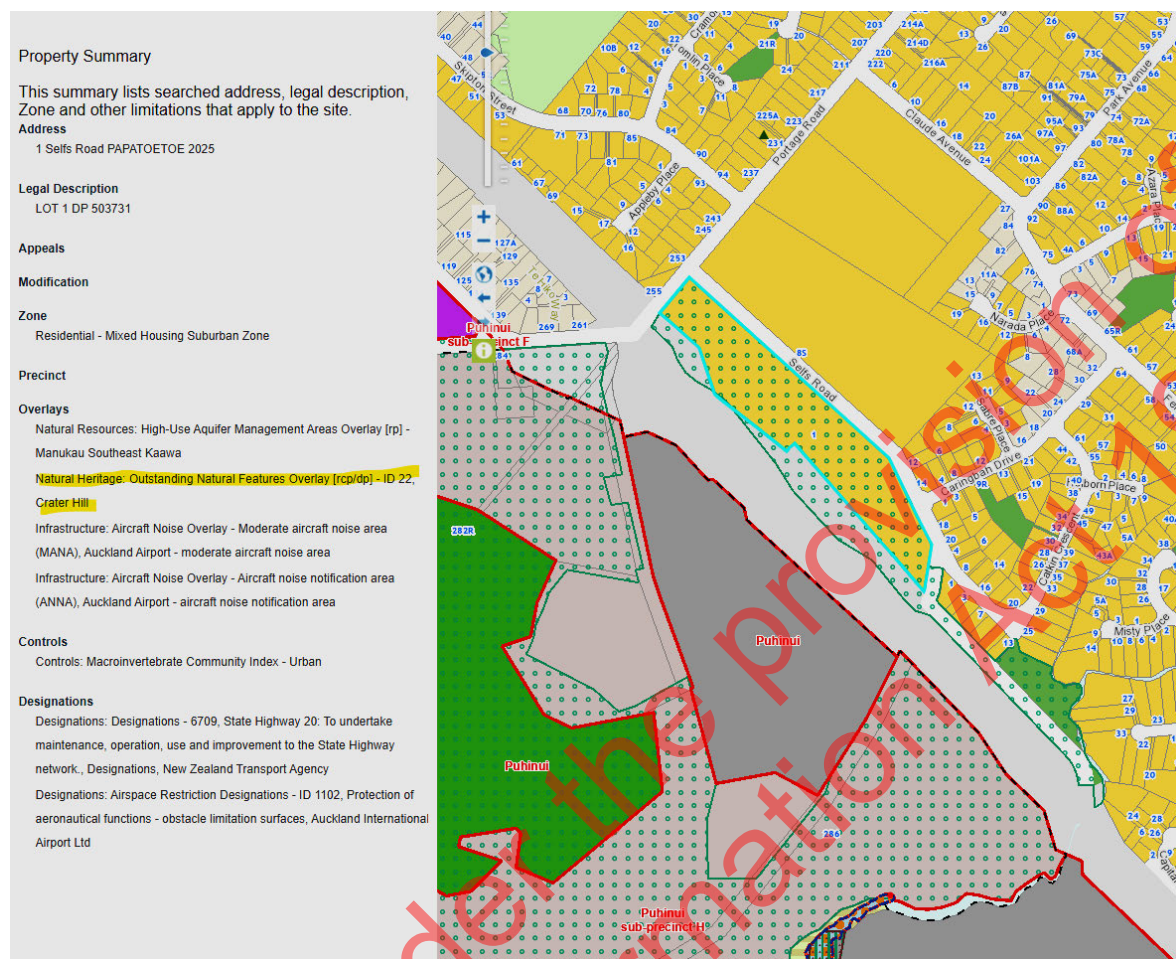
The site is within the MHSZ and is subject to several overlays and designations shown below in **Figure 3**. The designations relate to the motorway road reserve, and protection of airspace above the site with regard to the airport's operational functions.

Of most relevance to this application in terms of geographical features is the Crater Hill ONF which is shown over the page in **Figure 3** as green outline with dotted interior. Most of the geological features are closer to the crater itself, noting that the Motorway cuts across much of the Tuff Ring in this location, with only a small area of this present on the application site.

The regulatory aspects of the proposal in the MHSZ and the ONF are discussed below in Section 6 – Regulatory Framework.



Figure 3: Zoning and Notations



#### 4. Proposal Description

The current designs for the proposal involve a 115-unit residential development and associated works and subdivision under the AUP.

The proposed dwellings are generally single level typologies of similar size throughout most of the site, but with some special designs in peripheral locations where the site shape requires a different design and response to the landform in accordance with preliminary commentary from the landscape specialist. Specific details of the housing typologies are not yet known, as the design process is still being worked through.

The proposed internal roads will be private Commonly Owned Access Lots (COALS) surrounding building blocks, and there will be provision for one car park per unit.

The proposal is being reviewed and assessed by a landscape architect and an urban designer in order to ensure amenity and visual effects are of a suitably high standard while also maximising housing yields in order to assist with the supply of affordable housing. We are also in the process of engaging an archaeologist who we would seek to engage with the relevant iwi authorities and provide input into the designs.

The application site is subject to the Crater Hill ONF, and so in this regard, the landscape assessments are also incorporating geological assessments in order to avoid undue impact on the identified area of Tuff Ring (approximately shown in yellow above in Figure 1), and also to respect the visual characteristics of the volcanic

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ridgelines. Further recognition of the ONF is afforded by way of protecting the significant native trees which front Selfs Road. An Arborist has been engaged to review the trees and provide advice for their retention within the housing development.

## 5. Potential Adverse Effects on the Environment

The currently identified adverse effects are **potential** adverse effects relating to:

- Visual effects of the intensification of the site.
- Effects on the geological ONF overlay.
- Increased local traffic on the road network – although preliminary traffic assessments by a qualified traffic engineer conclude the proposal will not introduce any adverse effects on the function or safety of the surrounding road network.
- Temporary works during the construction and development of the site – i.e. noise, vibration, traffic, and odour.
- Infrastructure effects in terms of wastewater and water supply demand and capacities, and stormwater discharges.

These potential adverse effects can be readily addressed through:

- Assessment against anticipated effects of activities provided for in the MHSZ.
- The ability of the road network to absorb additional traffic.
- Use of standard engineering methods for earthworks and construction of infrastructure (roads & services).
- A high standard of urban and landscape design providing a high intensity of residential use at a scale complementary to the surrounding area.
- Respecting the intrinsic values of the ONF by retaining native trees, avoiding visual prominence of the ridgelines, and avoiding undue disturbance of the area of the localised Tuff Ring identified above.

## 6. Regulatory Framework

### Auckland Unitary Plan Operative in Part

With regard to effects anticipated under the MHSZ, the following sets out the key Zone Statement, Objectives and Policies, and provisions in support of this proposal. These are as these provisions relate to the land use activity of “Four or more dwellings”, and “Subdivision around an approved land use”.

#### Activity Status

The AUPOIP Activity Table Rule H4.4.1(A4) states that four or more dwellings per site that complies with specified standards requires consent to an application for a **restricted discretionary activity**. The proposed land use complies with these standards.

#### Objectives and Policies

Without exhaustive listing of these, they can be summarised as:

- Housing capacity and choice in the Zone is increased.
- Development is in keeping with the neighbourhoods planned suburban built character.

- Development provides suitable on-site amenity and is compatible with surrounding residential areas.

#### Standards and Application Approach

The application is required to meet development standards including site coverage, height, impervious areas, yards, etc. and the proposal is carefully designed to comply with these standards.

The application approach as directed by the AUP MHSZ is therefore to design a proposal which essentially aligns with the objectives and policies for the Zone, and which also respects any additional overlays, including the ONF.

The proposal is also aimed at provision of additional affordable dwellings for the Auckland market to help address the housing crisis.

The applicant also wishes to engage with iwi early on in the process (hence this letter), so that this engagement can be continued through the design phase and as an integral part of the application process, so that the issues and comments can be incorporated into the final application package to the Ministry for the Environment for the Fast Track application. In particular (but not in isolation) engagement on the proposal's location within the Crater Hill ONF will be carefully considered.

This approach responds to any known and potential adverse effects on the environment with the outcome being significant **net positive environmental effects** when considered against the planning framework of the AUPOIP.

#### **National Policy Statement on Urban Development**

The NPSUD took effect on 20 July 2020 and replaces the National Policy Statement on Urban Capacity 2016. The NPSUD sets out the objectives and policies for planning for well-functioning urban environments under the Resource Management Act 1991 and **seeks the provision of sufficient development capacity to meet the different needs of people and communities.**

It contributes to the Urban Growth Agenda (UGA) which aims to remove barriers to the supply of land and infrastructure to make room for cities to grow up and out. The NPSUD does this by addressing constraints in our planning system to ensure growth is enabled and well-functioning urban environments are supported.

The MFE website on the NPSUD states that it contains objectives and policies that Councils **must give effect to in their resource management decisions.**

The NPSUD sets out time frames for implementing objectives and policies for three "Tiers" of Councils, with Auckland Council being a "Tier 1" Council.

The summary structure and timeframes of the NPSUD is:

- Objectives and policies take **immediate effect.**
- Plans changes implementing intensification policies must be notified within two years for Tier 1 & 2 Councils, although Housing and Business Assessments (HBAs) on capacity, and Future Development Strategies (FDSs) to inform plan changes are required to be completed in time to inform 2024 long term plans.
- Plan Changes are to follow as soon as soon as monitoring of development supply against demand is completed (being annually), with plan changes to supply additional capacity where needed to be provided within 12 months of the relevant monitoring report. This means new rules in Council plans addressing additional supply are in the order of 6 years away.
- Planning is required to be **responsive to proposals addressing development capacity**, including unanticipated or out of sequence development.

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- Councils are required to prepare a Future Development Strategy (FDS) every six years and update them every three years and provide an implementation plan for their FDS.

While the timeframes for plan changes implementing **rules** through plan changes are some way off, the NPSUD requires adequate **consideration of its Objectives and Policies now**.

In this regard, there are several objectives and policies in support of intensification satisfying certain criteria such as:

- Provision of a variety of homes in terms of price, location, and different households.
- Enabling Māori to express their cultural traditions and norms.
- Proximity to urban centres or rapid transport.
- Supporting reductions in greenhouse gas emissions.
- Responding to the effects of climate change.

The overall intent of the NPSUD is clear in that where intensification is practical, Councils are required to be **responsive** to such proposals – **particularly in relation to proposals that would supply significant development capacity**, as set out in **Objective 6, Policy 6, and Policy 8**.

The proposed design responds in terms of anticipated residential amenity under the AUPOIP provisions relating to more intensive residential developments in the MHSZ.

The proposal aligns strongly with the outcomes anticipated under the NPSUD.

#### **National Policy Statement for Fresh Water Management 2020.**

This sets out the objectives and policies for freshwater management, including:

- Recognition of Te Mana o te Wai in freshwater management.
- Reflection of tangata whenua values and interests in decision making.
- Improving degraded water bodies using bottom lines as defined in the NPS.
- Safeguarding and enhancing the life-supporting capacity of water and associated ecosystems, including threatened ecosystems.
- Work towards targets for fish abundance, diversity and passage.
- An integrated approach to management of land and freshwater and coastal water.

The Site contains no significant waterbodies, and the proposal will be readily able to control any sediment runoff into any waterbodies, given the mostly gentle topography, and the application of appropriate sediment control measures.

The proposal does not compromise any outcomes anticipated in the NPSFWM.

#### **National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS)**

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) is a nationally consistent set of planning controls and soil contaminant values. It ensures that land affected by contaminants in soil is appropriately identified and assessed before it is developed - and if necessary, the land is remediated, or the contaminants contained to make the land safe for human use.

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It is proposed to complete a detailed site investigation in order to determine if there are any contaminants in the soil to levels requiring remediation, and if this is the case there will be an associated remediation action plan implemented prior to construction.

This is standard practice, and the methods to be followed to remediate and validate any contaminated soil will respond to the outcomes anticipated under the NESCS.

**Treaty Settlements and Iwi Management Plans applicable to the location.**

The site is not located in any Iwi Statutory Acknowledgement areas, and currently there are no known Treaty Settlements associated with the site.

It is the intent of the proposed consultation that any legal documentation or agreements be identified and discussed in this application, and this includes any Iwi Management Plans that may be held by iwi, and/or lodged with Auckland Council.

**7. Conclusion**

The proposal makes the most efficient use of this large site in the MHSZ, making a valuable contribution to the affordable housing crisis in Auckland.

Environmental effects are able to be mitigated through appropriate construction methods and matters of value to Maori are not adversely affected, noting that specific concerns can be discussed and addressed through the application preparation and further through the application assessment processes.

Thank you for taking the time to review and consider this proposal, and we look forward to receiving your feedback, including whether you would like to attend a meeting on site to discuss this proposal in the context of the site and surrounds.

For any further information or clarification, please contact:



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