

ACANTHUS LIMITED
Selfs Road Project
Supplementary Application Information

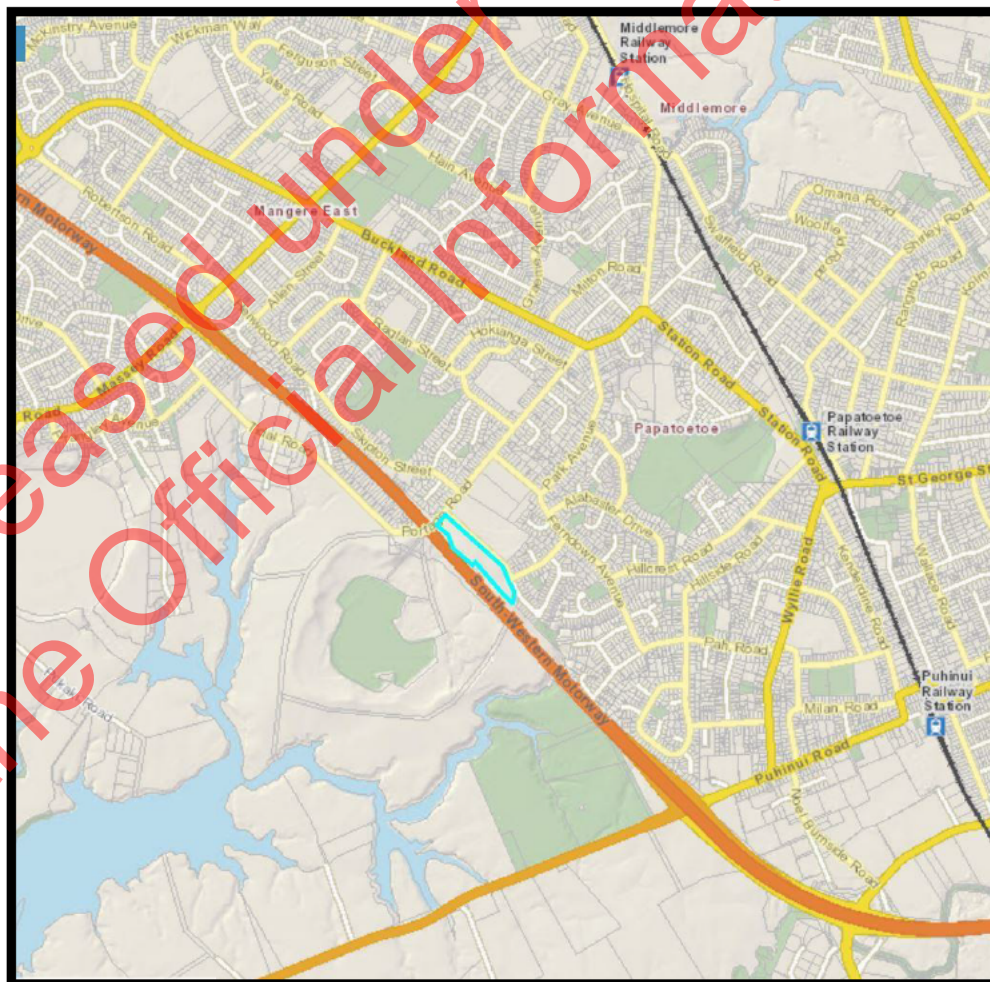
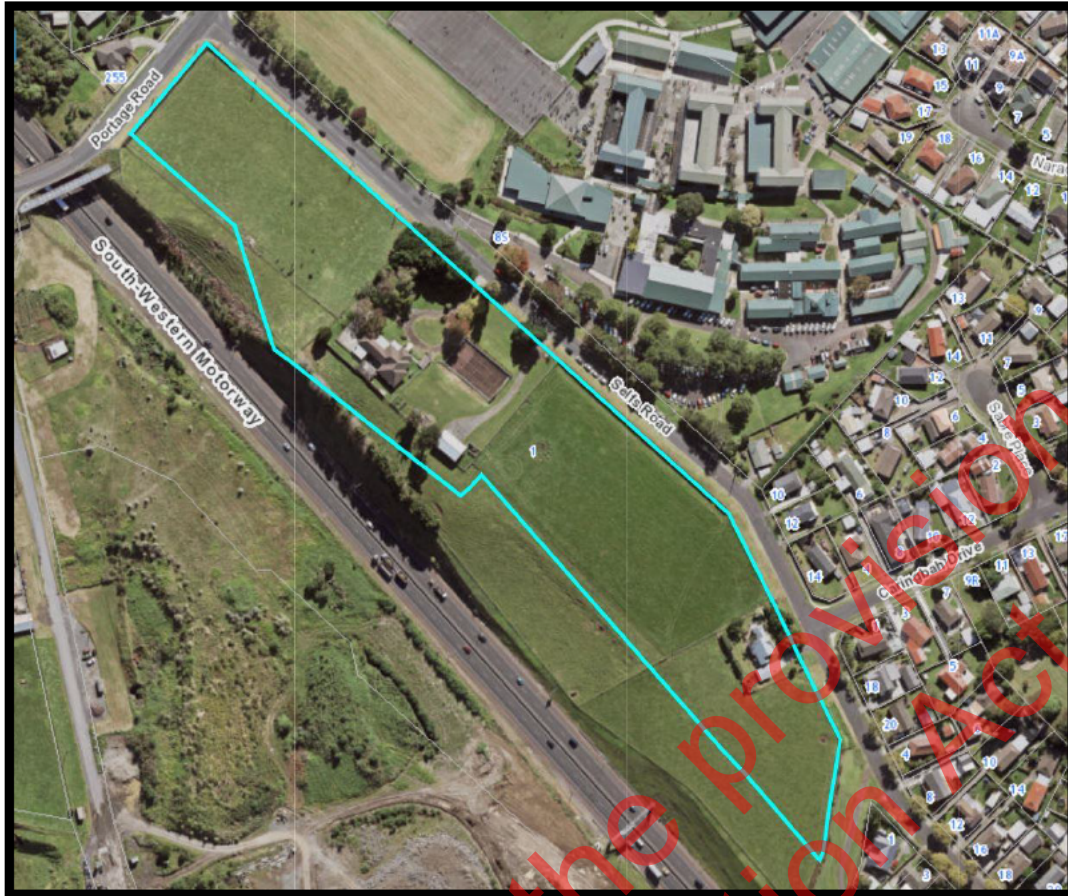
Advisory note:

- The information contained in this document was prepared in conjunction with the application form submitted to the Ministry for the Environment using their online portal.
- The portal imposed text box character limits and did not allow the inclusion of images, and so not all of the prepared information was able to be submitted using the portal. The information contained in this document is supplementary information prepared as part of writing the application but which could not be uploaded through the portal.
- All images are supplementary information.
- Text coloured green is supplementary information.
- Text coloured black is text that was submitted through the portal and is provided here for context.

PART II: Project location

Site address / location:

The proposal is located at 1 Selfs Road, Papatoetoe (street address) and the valuation address is 240 Portage Road, Papatoetoe. The site plan and location plan are shown below.



Part VII: Adverse effects

[...]

Objectives and policies

Without exhaustive listing of the objectives and policies, they can be summarised as:

- Housing capacity, intensity and choice in the zone is increased.
- The proposed development is in keeping with the neighbourhood's planned suburban built character, by offering storeys of only a single storey typology.
- The development will provide quality on-site residential amenity for residents and adjoining sites and the street through urban design, landscaping and safety (e.g. passive surveillance of public spaces).
- The planned suburban built character of the zone will be achieved with this development, by limiting the height, bulk and form of development, and managing the design of appearance of multiple unit residential development, as well as incorporating sufficient landscaped areas.
- Usable, accessible, and landscaped outdoor areas are provided.
- Non-residential activity, being the provision of access to the tuff ring and significant views of Crater Hill (Nga Kapua Kohuora, also make provision for activity that support the social and economic wellbeing of the community.

These are addressed in greater detail in the planning assessment prepared by Lance Hessel of Civix (**Appendix T**).

Regional Policy Statement: Chapter B2 of the AUP:

While the majority of the Chapters of the RPS are not applicable to this development, Chapter B2: Urban growth and form is of particular relevance. For completeness, we have also considered Chapter B4, relating to natural heritage, in recognition of the wider geological landscape that the site is a part of, despite not being afforded the same status, protection and values under the planning documents as the Crater Hill (Nga Kapua Kohuora) site, and on account of the site being bisected from the cultural landscape by SH20.

Chapter B2: Urban growth and form: of specific relevance include the following objectives and policies:

- B2.2.2(4) promote urban growth and intensification within the RUB;
- B2.2.2(5) enable higher residential intensification (c) close t public transport, social facilities (including open space) and employment opportunities.
- B2.3.1(1) Achieve a quality built environment where subdivision, use and development (including, but not limited to) respond to intrinsic qualities and physical characteristics of the site and area, including its centre; contribute to a diverse mix of choice and opportunity for people and communities;
- B2.3.2(3) Enable a range of built forms to support choice and meet the needs of Auckland's diverse population;
- B2.3.2(5) Mitigate the adverse environmental effects of subdivision, use and development through appropriate design including energy and water efficiency and waste minimisation.
- B2.4.1(1) Residential intensification supports a quality compact urban form
- B2.4.1(2) residential areas are attractive, healthy and safe with quality development that is in keeping with the planned built character of the area.

- B2.4.1(4) an increase in housing capacity and the range of housing choice which meets the varied needs and lifestyles of Auckland's diverse and growing population.
- B2.4.2(8) Recognise and provide for existing and planned neighbourhood character through the use of place-based planning tools;
- B2.4.2(11) enable a sufficient supply and diverse range of dwelling types and sizes that meet the housing needs of people and communities, including households on low to moderate incomes and people with special housing requirements.

The proposal directly contributes to the achievement and compliance with these objectives and policies. The proposal specifically seeks to intensify the use of a site for residential development on a well-connected site with good transport connections and close to urban centres including Papatoetoe and Puhinui. It has been a design led proposal and seeks to develop a high-quality development, with variety and choice for prospective homeowners in terms of size and configuration of dwellings, and is intended to be sold at affordable levels. The design has specifically been cognisant of the place and space, seeking to reduce visual impact of the development from Crater Hill (Nga Kapua Kohuora) and SH20 by retaining a single-storey typology in a design that responds to and follows the natural topology of the site.

Chapter B4: Natural heritage: of specific relevance include the following objectives and policies:

- B4.2.1(3) The visual and physical integrity and the historic, archaeological and cultural values of Auckland's volcanic features that are of local, regional, national and/or international significance are protected and, where practicable, enhanced.
- B4.2.2(4) Identify and evaluate a place as an outstanding natural feature, in light of the landforms features and characteristics, e.g. (e) the extent to which the landform, geological feature or site contributes to the value of the wider landscape; (f) the extent of community association with, or public appreciation of, the values of the feature of site; and (g) the potential value of the feature of site for public education; and (k) the importance of the feature or site to Mana Whenua.

The proposal has been designed with the value of the Crater Hill (Nga Kapua Kohuora) ONF wider landscape at the forefront, while seeking to develop on a site that has been live zoned as Residential – Mixed Housing Suburban zone. In particular, the cultural value and importance of the Crater Hill (Nga Kapua Kohuora) landscape has been specifically recognised in the provision of a public accessway on top of the ridgeline, to enable public access and public views across to Crater Hill (Nga Kapua Kohuora), which are not currently available as the site is privately owned. This will directly contribute to the identified values and objectives of Chapter B4, by seeking to enhance community association and public appreciation of Crater Hill (Nga Kapua Kohuora), as a means to further public education, while recognising the value and importance of the site to mana whenua.

Furthermore, the overall design has been developed in light of the values which lead to Crater Hill (Nga Kapua Kohuora) being scheduled. In this regard, the ridgeline accessway provides positive educational as well as cultural values and the design ensures that views from within the crater out towards the site do not impact on the current values.

Standards and application approach

As a **restricted discretionary** activity, proposals are assessed with regard to the particular matters for each activity identified for assessment, and outcomes anticipated under the objectives and policies for the activity as defined.

Construction of four or more dwellings (Activity A4) under the Activity Table in Chapter H4 requires the following standards to be complied with:

- Standard H4.6.4 Building Height
- Standard H4.6.5 Height in relation to boundary
- Standard H4.6.6 Alternative height in relation to boundary
- Standard H4.6.7 Yards

The application approach is therefore to design a proposal which respects the core development controls and that aligns with the objectives and policies for the MHSZ and which also respects other overlays and controls, which in this case has resulted in careful consideration of Crater Hill (Nga Kapua Kohuora) (ID22) and the wider cultural landscape,

taking into account the fragmentation of the site from the landscape by SH22. The application approach has been to design a proposal which:

- Complies with development standards.
- Responds to the Objectives of the MHSZ by increasing housing capacity, intensity and choice, by providing quality on site residential amenity, and providing for community social and cultural wellbeing with the provision of accessible open space.
- Complies with the relevant Policies by enabling a variety of housing types which limits height, bulk and form, managing design and appearance and requiring sufficient setback and landscaping, as well as ensuring sunlight access and privacy and minimising visual dominance effects.

The project has specifically been designed to respond to the topography of the site and minimise visual impact of built form, so all dwellings are proposed to be single storey only, and therefore the building height and height in relation to boundary standards are complied with. The yard requirements are also complied with and adequate outdoor living space is also provided with adequate access to sunlight, assisted by the north facing slope.

This approach responds to any known and potential adverse effects, with the outcome being **significant net positive environmental effects** when considered against the relevant planning framework under the AUP.

Part VII: Adverse effects

[...]

Well-functioning urban environments: Mr Thompson also assesses the proposal against the NPS-UD 2020 objective of contributing to well-functioning urban environments, being environments which have housing of a range, type and price that meets demand. Mr Thompson concludes that the proposal helps to achieve this objective by providing a range of housing, within an affordable price bracket, which he has assessed as being undersupplied in the region.

National Policy Statement for Fresh Water Management 2014 (Amended 2017 – noting the August 2020 NPS to take effect on 3 September 2020) (NPSFWM): 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;
- Working towards targets for fish abundance, diversity and passage; and
- An integrated approach to management of land and freshwater and coastal water.

Assessment: The site does not contain any significant waterbodies. There are no overland flow paths on the site, and the site is not subject to any flood prone or flood sensitive areas. There are no rivers or permanent streams, and there are no wetlands on the site. The proposal does not compromise any outcomes anticipated in the NPSFWM.

New Zealand Coastal Policy Statement 2010 (NZCPS): The purpose of the NZCPS is to state policies in order to achieve the purpose of the Resource Management Act 1991 in relation to the coastal environment of New Zealand.

Assessment: The site itself is not within the coastal environment, but it is proximate to the Manukau Harbour, and at its closest point is approximately 0.5km away from the coast, being a tributary leading the Manukau Harbour on the opposite side of the South-Western

Motorway. The only consideration in this regard is any potential effect on coastal water quality from discharges. The works to develop the site will be in accordance with best engineering practice in terms of erosion and sediment control, consistent with the AUP and relevant standards (GD05). It is also noted that the site slopes away from this tributary so any potential discharges are directed away from this. The proposal does not compromise any outcomes anticipated in the NZCPS.

National Policy Statement for Renewable Electricity Generation: This is not relevant to this proposal.

National Policy Statement on Electricity Generation: This is not relevant to this proposal.

National Environmental Standard for Air Quality 2004: The Air Quality NES are regulations made under the Resource Management Act 1991. They aim is to set a guaranteed minimum level of health protection for all New Zealanders. This includes provisions controlling the effects of air discharges from certain activities, e.g. prohibition on discharges from burning of certain materials (e.g. tyres, bitumen etc.). It also addresses effects of discharges in the ambient air quality of certain environments – including carbon monoxide from vehicles. While the proposed development will result in additional traffic movements, it is unlikely that these would exceed the levels specified in the Air Quality NES. Other potential air discharges may relate to the use of wood-burners from dwellings once constructed. These are required to be designed in order to control emissions within the Design Standard specified in Clause 23.

Assessment: This proposal is not likely to result in discharges exceeding specific standards in the Air Quality NES, particularly as this is already residentially zoned land.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESC): The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESC) 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.

Assessment: Mr Moore of Tonkin & Taylor has undertaken a preliminary site investigation ("PSI") and confirmed that the historic use of the site for horticultural and residential activities has the potential to result in localised and shallow soil contamination. Mr Moore confirms that it is likely that consent will be required under the NESC for soil disturbance, but that it is not likely that presence of asbestos in soil should not require additional consent. Mr Moore concludes that investigation, approval and management of ground contamination are not expected to present a material constraint to the current development proposal.

National Environmental Standard for Sources of Drinking Water: This is not relevant to this proposal.

National Environmental Standard for Telecommunication Facilities: This is not relevant to this proposal.

National Environmental Standards for Electricity Transmission Activities: This is not relevant to this proposal.

National Environmental Standards for Plantation Forestry: This is not relevant to this proposal.