

[illegible]

Figure 2: Proposed development

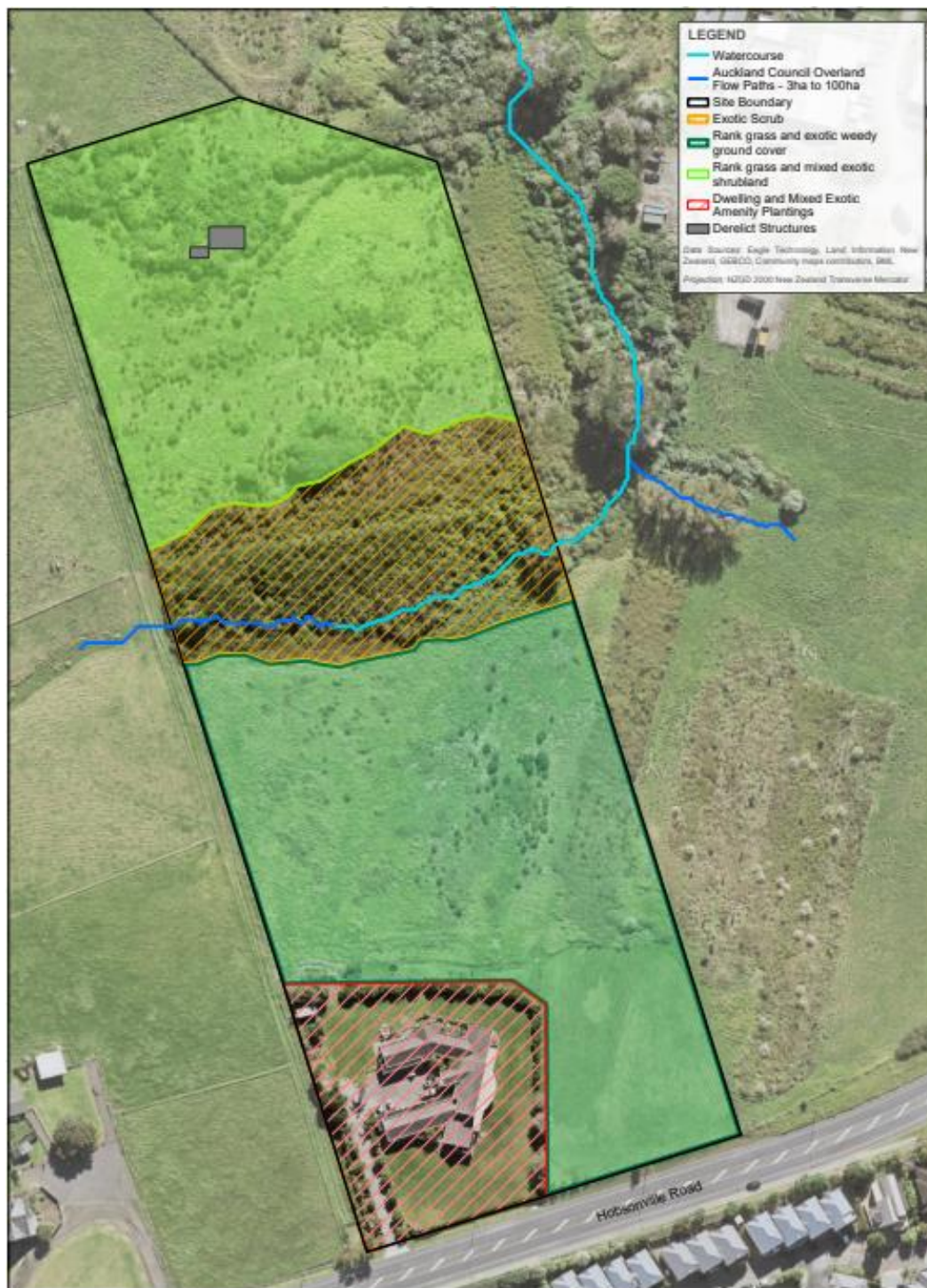


Figure 3: Freshwater features classification survey

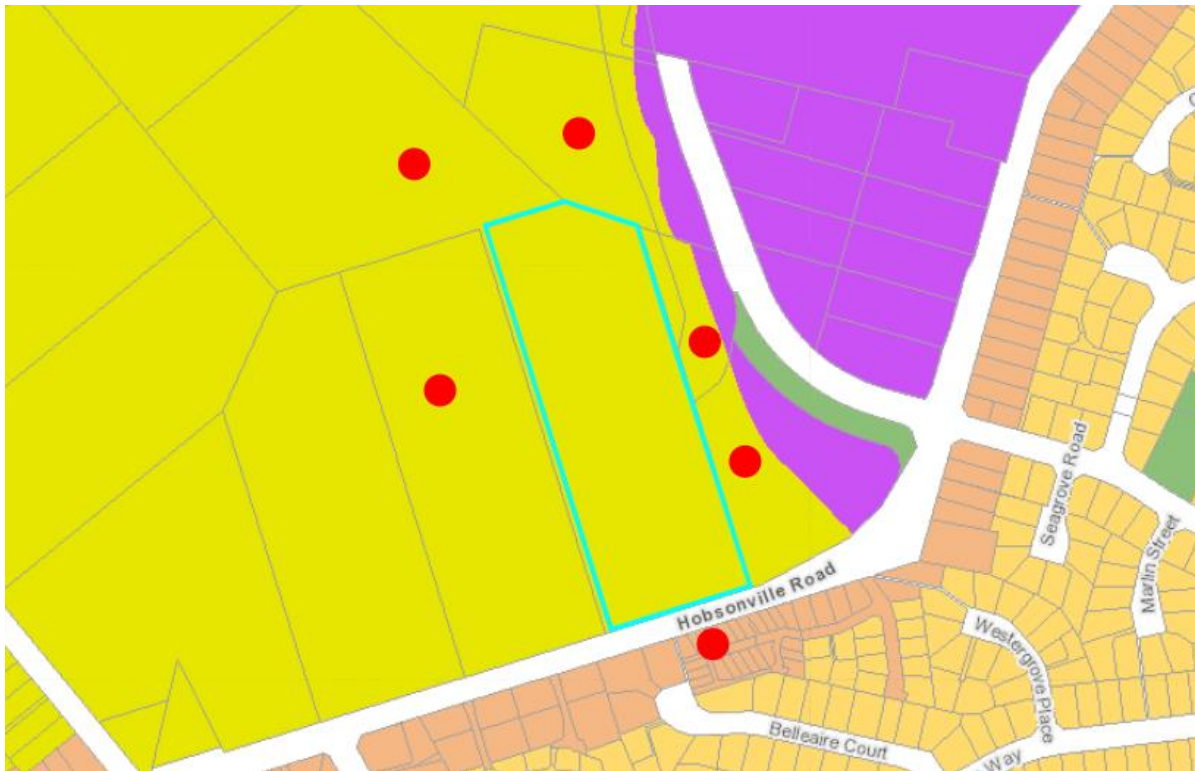


Figure 4: Neighbouring properties to the site

The site is located within the Whenuapai Structure Plan area and is anticipated to be developed for high-density residential activities. The proposed retirement village is considered to provide suitable density housing that provides a range of living options that are greatly needed in the Auckland region. The proposed buildings on the site will be a maximum of six-storeys and use a range of typologies associated with higher and medium density housing. The structure plan also anticipates a small park and this is provided for as part of the proposal. It is therefore considered that the proposal is consistent with what is anticipated under the structure plan for the site.

Adverse effects

It is considered that the Project will have the positive effects detailed later in this application, and the Project will not have any long term, significant adverse effects on the environment.

The scale and nature of the proposal means that it has the potential to give rise to some adverse environmental effects. The below assessment considers the range of potential adverse effects, together with the methods that are proposed to avoid, remedy, or mitigate any such effects and concludes that the proposed development will not give rise to any significant adverse effects subject to imposition of conditions of consent.

Please refer to the attached supplementary information document for the figures referenced below.

Earthworks and Construction Effects

The proposed bulk earthwork will generally be undertaken as a cut to fill operation, with a moderate amount of imported or exported material, to form the proposed building platforms and proposed accessway. Final

earthworks design will form an even and gradual slope towards the existing stream. The area of the northern and southern catchments is 1.5ha and 2.5ha, respectively.

Earthworks for the project will be carried out in accordance with best practice appropriate erosion and sediment control measures in (accordance with the requirements of Auckland Council's GD05) to ensure that the potential for sediment to discharge into receiving waters is avoided and minimised. This is detailed in **Attachment 5**. Proposed measures to ensure that the receiving downstream environment is protected, include:

- Construction of clean water diversion lines to divert and collect upstream catchment runoff away from the site of earthworks;
- Installation of silt fences around stream banks;
- Construction of decanting earth bunds and sediment ponds, and associated runoff/diversion bunds to allow for settlement of particulate matter and decanting of clean water prior to discharging to the Stream. PAC flocculating chemicals are proposed to be used to assist with settling particles;
- Minimising open areas of earthworks areas, and stabilizing of areas as they are complete.

The minimum 10m of riparian margins on both sides of the stream will be planted and maintained during/after the earthwork period. Planting on riparian areas can provide a natural barrier against potential chemical pollutants and soil particles getting into the stream. Therefore, riparian planting is considered to provide improvements and long-term protection to the water quality and the ecological health of the stream.

Earthworks is be programmed to be carried out during the earthworks season to further reduce potential sediment discharge to receiving waters. This will ensure sediment is not discharged into the stormwater network or wider receiving environment and that any earthworks effects are able to be managed on-site without giving rise to inappropriate effects on the environment.

Construction traffic effects will be temporary and will be managed in accordance with a Construction Traffic Management Plan ("CTMP"). The CTMP will outline measures such as the anticipated number of truck movements per day and truck routes (among other measures) to ensure that the potential construction traffic effects of the project are appropriately managed.

Construction noise and vibration will be managed in accordance with a Construction Noise and Vibration Management Plan ("CNVMP"). The CNVMP will outline measures, such as restrictions on days and hours on noisy works, consultation with neighbours and use of quieter machinery (among others) to ensure that potential construction noise effects of the project are appropriately managed.

While the scale of the works will be large in the context of the established residential and rural areas, it is noted that they will be temporary in duration and not out of character within a rural lifestyle site. Overall, it is considered that the actual and potential adverse environmental effects arising from earthworks can be appropriately managed.

Noise and Vibration Effects:

It is considered that construction noise will generally comply with the Auckland Unitary Plan standards. Both construction noise and vibrations will be appropriately managed by a Construction Noise and Vibration Management Plan (CNVMP) which will identify Best Practicable Option (BPO) mitigation and management measures to reduce effects to reasonable levels.

With regards to operational noise, the noise levels will be in keeping with those generated by the established residential neighbourhood.

With regards to reverse sensitivity, it is considered that that noise from traffic on the State Highway and the operation of the adjacent industrial sites to the east are able to be quantified through measurement, then investigation on how this relates to the proposed development would occur through detailed noise modelling. Mitigation measures are anticipated to be confirmed once the potential noise effects are quantified, and are likely to take the form of a combination of acoustic treatment for the proposed residential building envelopes, and boundary screening where appropriate.

Overall, it is considered that the actual and potential adverse environmental effects arising from noise, vibration and reverse sensitivity can be appropriately managed.

Contamination effects

The site has a history of Horticultural use, which is a HAIL activity.

Soil testing of the site will be undertaken to confirm the extent of any soil contamination. Notwithstanding, if required, the site will be remediated in accordance with a Site Remediation Plan ("SRP"), and the earthworks undertaken in accordance with a Contaminated Site Management Plan ("CSMP") to ensure adverse effects on human health are avoided or mitigated. As earthworks will be carried out in accordance with the SRP or CSMP, it is considered that the site will either be safely remediated or earthworks undertaken in a manner which protects human health and the environment from contaminants in soil.

Overall, the scale and nature of environmental effects associated with contaminated land are limited, and it is considered that the potential adverse effects associated with land contamination can be appropriately managed and will not create significant adverse effects on the environment or human health.

Archaeological

There are no known archaeological sites or features within the application site under the AUP. It is considered that should anything be discovered during the construction works that the accidental discovery protocols outlined in the AUP will be followed to ensure that any historic heritage identified on the site is appropriately protected. An archaeological assessment will be undertaken for the application site at the resource consent stage and an authority will be applied for if recommended by the findings of the report.

Infrastructure and Servicing Effects

The Engineering Infrastructure Report prepared by Aireys (refer **Attachment 5**) details the project's servicing strategy and confirms that the project can be sufficiently serviced in respect to stormwater, water supply, and wastewater. With regard to stormwater, water sensitive design approach will be adopted throughout the site to improve water quality runoff from the development. A Stormwater Management Plan ("SMP"), will also be submitted with the application. The SMP will outline the proposed stormwater management approach for the project to ensure adverse effects stormwater quality and quantity are effectively mitigated, and demonstrate that the proposed approach is the Best Practicable Option ("BPO").

Within site, all roads will be private and formed of concrete and asphalt. Also, separate pedestrian access is anticipated to be provided to allow for safe connectivity in the site. Specialist input from a Traffic Engineer will be provided for the detailed design stage.

With regard to wastewater, Watercare has confirmed capacity constraints in the wastewater network located south of the site. Please refer to Appendix D of the Aireys report. Therefore, a private low pressure wastewater system will be installed within the site to limit the additional flow to the existing downstream network. As a result, there will be no stormwater infiltration into the sealed LPS pipework or chambers and, eventually less flow will be discharged into the downstream public wastewater reticulation network. All the on-site pump units, control system, storage and pipework will be owned, operated and maintained by the property owner. The LPS will be directed to a new receiving manhole located adjacent to site access at the south of the site. A new public gravity network with a length of approximately 300m is to be constructed along Hobsonville Road and Westpoint Drive to connect to the existing manhole on Westpoint Drive. Aireys have undertaken a downstream wastewater capacity assessment which is attached in Appendix E, this demonstrates that the post-development pipe capacity ratio of the downstream pipe will be less than 75%. Hence, they consider that the additional wastewater flow is appropriately managed, and the existing public downstream network has sufficient capacity to cater for the development.

Watercare has confirmed that there is a capacity in the local water supply network to serve the proposed development. A new connection would be made to the 150mm diameter water main on the northern side of

Hobsonville Road. A private water supply network within the site will be provided to ensure potable water and firefighting supply to the development. Private fire hydrants will be provided as required in accordance with SNZ PAS 4509. It is expected that sprinkler systems will be provided for future multistorey buildings, but this will be confirmed at Building Consent Stage for the buildings.

Overall, the project will be adequately serviced without creating significant adverse effects on the environment.

Effects Generated by Natural Hazards and Flooding

Aireys have provided a summary with respect to Flooding, included as **Attachment 5**. The assessment details that a flood plain arising from the overland flow path is shown on the central portion of the site. The flood plain is contained to the incised gully within and downstream of the site. From the exit point of the site to the Upper Harbour Motorway, there are no habitable buildings at risk of flooding in the 1% AEP storm. The flood plain and the overland flow path is contained and running along an unlined channel showing on the Auckland Council GeoMaps. Then, the flow is likely throttled by the constructed stormwater channel under the motorway. Aireys advise that the Whenuapai 3 Precinct Stormwater Management Plan issued by Auckland Council in September 2017 states that the existing flood hazard in Whenuapai 3 Precinct is generally low. Additionally, flood modelling of future development indicated only a minor increase in risk.

Aireys advise that some minor overland flow paths arising within site will be modified as part of the development. Generally, the private roads within the site will be designed to convey overland flow in 1% AEP storm event. Constructed channels may also be provided, which will be confirmed in the detailed design stage. As such, we consider that there is no flood risk for the proposed development with the future retirement village building and associated impervious area in the 1% AEP storm.

Based on the above, it is considered any effects generated by natural hazards and flooding are able to be sufficiently mitigated.

It is noted that the land is not particularly steep and the application will obtain a detailed geotechnical report as part of any future resource consent application.

Streetscape Character, Amenity and Visual Effects

It is acknowledged that the proposal has the potential to result in a change to the residential character and amenity values of the existing neighbourhood. A level of change from 'Rural' to 'Urban' character and amenity values is anticipated by the Unitary Plan through the application of the structure planning.

The site is located adjacent to the existing urban environment and the viewing catchment of the site is relatively limited to the extent that the character of the wider environment will not be adversely affected by this proposal.

The proposal will establish a relatively directed street and block layout, which includes specific identification of open space areas.

The proposal has benefited from significant urban design input, seeking to ensure that the housing, streets, and open space layout provides a quality urban design response. Buildings have been designed to engage with the street, minimise vehicle crossings, and ensure privacy for residents. Substantial landscape treatment and planting is to be provided, as illustrated in the attached landscape plans.

The proposal includes a number of key design elements to manage potential effects pertaining to the existing residential character and amenity of neighbouring sites.

Boffa Miskell have considered the proposal. Please refer to **Attachment 6**. Boffa Miskell concludes that:

"Having undertaken a preliminary assessment of the proposal, it is considered that it represents an appropriate response to the future intensified urban built character of the area. Proposed buildings are laid out in a logical manner to respond to the Site's shape, orientation and slope and will offer retirement village residents a good

level of on-site amenity. The development will contribute to the significant change already underway to an urban character of the surrounding area on the north side of Hobsonville Road from its existing semi-rural character. This change is consistent with that anticipated by Auckland Council's most recent strategic planning for the area.

Overall, it is considered that the development represents an appropriate urban design response to the opportunities and constraints of the Site, achieving a built form able to positively contribute to the attractiveness and safety of the street and suitably manages potential adverse effects to neighbours to a no more than minor extent."

Overall, it is considered that site can be developed at the proposed intensity without creating significant adverse environmental effects on existing streetscape, character, amenity and visual landscape values.

Transport Effects:

The potential transportation effects include trip generation and effects on the existing road network and the design of new roads and connectivity within the project site. A preliminary analysis of transport effects is included in the memo prepared by Team included at **Attachment 7**. Team notes that Retirement villages have very different traffic generation profiles to other residential activities, with peak generation typically being offset to traditional commuter peak periods. This is due to retirement village residents typically having the choice to avoid travel during commuter peak times, and instead travelling in quieter times throughout the day.

The design of the development is considered to be suitable for the intended residential use and is expected to operate in a safe and efficient manner from a traffic engineering perspective. The VAR status triggers assessment as a Restricted Discretionary Activity, with the access arrangements therefore being subject to review by Auckland Transport.

Overall, it is considered that the project will not create significant adverse effects on the safe and efficient operation of the existing transport network, and that appropriate provision has been made for vehicular, pedestrian, and cycling access within the project site.

Socio-Economic Effects

The proposal will provide retirement housing. This will enable residents to age in their community. It is not anticipated that the proposal will not give rise to any adverse Socio-Economic Effects.

Ecology

Boffa Miskell has been engaged by Kings Heights Group Limited to undertake a high-level ecological assessment of the site at 82 Hobsonville Rd refer **Attachment 8**.

A high-level literature review of the Auckland Unitary Plan (AUP) and further desktop research was undertaken to assess the current and historical ecological values of the site, including any AUP overlays. Following this desktop analysis, Boffa Miskell ecologists undertook a walkover survey of the Site on 25 February 2023.

No significant native vegetation is present within the Site and it contains no Significant Ecological Area overlays under the AUP (as shown on Auckland Council's Geomaps).

Boffa Miskell advise that the site walkover traversed modelled flowpaths (as shown on Auckland Council's Geomaps) to determine whether any natural inland wetlands are present (as defined in the National Policy for Freshwater Management, 2020). All flowpaths are covered in deep swards of kikuyu, and were not distinguishable from the surrounding hillslope. There are no wetland features on the site.

Boffa Miskell Note:

"Auckland Council GeoMaps shows an intermittent/ ephemeral stream on the western side of the Site flowing from west to east and transitions to a permanent stream near the middle of the Site. The stream was inspected

during the site walkover during a period of steady rainfall. The watercourse has a poorly defined but distinct, soft bottomed stream bed along the length of the reach. The western portion of the reach contained stream flow and pools, while flow disappeared below ground approximately midway along the stream section within the Site so that the eastern section contained no flow (though a poorly defined channel and local pools were present). A pool was noted directly below a culvert on the western boundary of the Site (Figure 2). We determined that the whole of the reach meets the classification of at least an intermittent stream, however we could not confirm whether or not any portion is a permanent stream as the site visit was undertaken during a period of rainfall, so permanence of the flow could not be assessed.

It is our understanding that the proposed development will retain the stream in its entirety with no anticipated loss of stream values or extent. Two bridges are proposed to provide a connection between the two halves of the Site. It was noted that at the point where the stream exits the Site to the east, there has been recent restoration activity undertaken within the riparian margins of the stream adjacent to Westpoint Drive, which appears to have involved substantial weed management and enhancement planting, and the creation of a walkway along the stream bank.”

No suitable bat habit is present on the site, therefore no specific bat assessment or management measures are required. If native lizard species are found during baseline surveys of the Site this would trigger the need for a Lizard Management Plan (LMP). A LMP will outline mitigation actions to be taken before and during vegetation removal (e.g. salvage and relocation) to avoid harm to lizards, and possibly offsetting and compensation measures (e.g. enhancement) if required.

Avifauna management will include undertaking vegetation clearance outside of the bird breeding season and/or checks for bird nesting prior to vegetation clearance to remove exotic vegetation.

It is noted that the proposal does not seek to modify the existing stream, although it will involve a stream crossing. The proposal will provide an opportunity to undertake weed management and riparian planting along the stream corridor.

Suggested enhancement actions at the Site include weed and pest management and enhancement planting within the riparian corridor for the stream that traverses the Site which will improve the ecological values and habitat for native fauna. This enhancement will extend the restoration activities that have been undertaken within the same stream corridor on the neighbouring site to the east and downstream of the Site.

In summary, the preliminary assessment of botanic and terrestrial fauna ecology values have not identified any issues associated with the Project that cannot be managed through a future consenting process. The assessment confirms that the site does not contain any natural wetlands as defined under the RMA and Freshwater NPS, and that the freshwater streams on the property are likely to be the most significant of the ecological features that can be incorporated into the design of the development and stormwater effects appropriately managed. With regard to terrestrial ecology, the project site is held in pasture and is currently grazed. There are no significant ecological areas or notable trees within the site that would create additional resource consent considerations.

Overall, it is considered that the site can be developed at the proposed intensity without creating significant adverse environmental effects on existing ecological values.

Greenhouse Gas Emissions

Further, the Household Units within the development will be designed to obtain a minimum of a Homestar 6 design rating. Homestar is an independent national rating tool that certifies the health, efficiency and sustainability of New Zealand homes. Achieving a minimum of a Homestar design 6 rating will ensure that the dwellings are warmer, healthier and more environmentally sustainable than a dwelling built only to the New Zealand Building Code. In order to achieve this rating, a variety of sustainable building elements will be considered throughout the detailed design process.

Overall, these combined factors will alone and in combination represent strong steps toward reducing greenhouse gas emissions.

Effects on Māori cultural values

The applicant will work collaboratively to ensure any adverse Māori cultural effects arising from the proposed development are appropriately mitigated.

Conclusion

The actual and potential adverse effects of the Project are of a nature and scale that are able to be appropriately managed through design and on-going management. This will ensure any adverse effects are appropriately avoided and mitigated, as well as remedied (where required). Overall, it is anticipated the Project will not result in any significant adverse environmental effects.