

Planning Feasibility Report: 276 Scenic Drive, Titirangi

Nook Homes
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19 July 2021
ref: 32089

1. Introduction

Nook Homes has asked Envivo to investigate the property at 276 Scenic Drive, and to advise:

- a) Whether the site is able to accommodate a Nook habitat of the type proposed?
- b) What planning controls should the design comply with?
- c) If a resource consent is required, what information should be compiled for the application?

The information and advice that follows had been compiled from documents provided by Nook Homes to Envivo and from a desktop review of other published information sources.

2. The Site and Development Concept

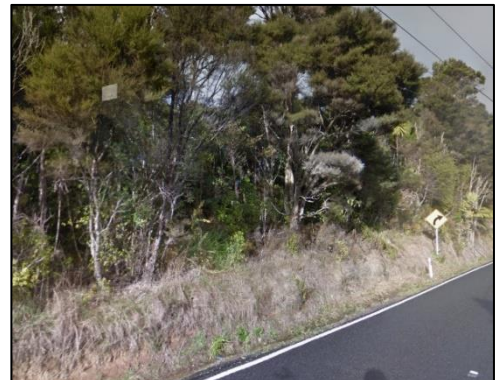
The property at has an area of 2175m². The property is held in record of title NA254/233 and is legally described as Lot 11 DP 10136.

The site is rectangular in shape and contains an open area of pasture and extensive areas of vegetation.

The topography of the site slopes moderately up from scenic drive to its highest elevation near the mid pint of the site, then slopes steeply down an escarpment into a densely vegetated area.

There is no existing vehicle access into the site as observed from Google Street view.

The development concept for the site is to establish a two storey, four-bedroom stand-alone dwelling with a total floor area of approx. 160 – 180m².



Figures 1 & 2: Street View of the site
Site Aerial (Auckland Council GIS)



3. Access and Servicing

There is no public wastewater or stormwater reticulation in this area that services the existing site.

It will therefore be essential to engage with a Civil Engineer to look at the proposal and advise on the design for onsite wastewater and stormwater discharge system for the proposed development.

Reticulated water supply is located on the northern side of Scenic Drive. The property could therefore utilise on-site water storage or be connected to the public reticulation. If on-site water is provided it should also be designed to meet the standards for firefighting supply (refer to **Attachment 1**).

Electrical and telecommunications network connections should also be available from the street.



Figure 3: Services and Contours

4. Other Site Information

There are no natural hazards, such as a flood plain or overland flow path, associated with the site as indicated under Auckland Council’s GIS system.

BRANZ has compiled the following information relevant for the building design and specifications required to meet NZ Building Code standards for the earthquake risk and climatic conditions applicable to the site:

Climate Zone:	1
Earthquake Zone:	Zone 1
Exposure Zone:	Zone C
Lee Zone:	n/a
Rainfall Range:	90 – 100mm
Wind Region:	A
Wind Zone:	Extra High

5. Zoning and Activity Controls

The site is located in the Rural – Waitakere Ranges Zone under the Auckland Unitary Plan (operative in part) or “AUP:OP”.

The zone comprises most of the privately owned land around the periphery of the public open space and the regional park within the Waitakere Ranges Heritage Area. The zone provides limited opportunity for further growth and development.

The Residential Activity controls for the zone¹ make provision for the following activities, which much also comply with the applicable zone Standards (summarised below):

- One dwelling per site Permitted Activity
- Demolition of Buildings Permitted Activity
- Minor dwellings Permitted Activity
- New buildings and additions Permitted Activity (for a dwelling)

6. Standards for Buildings and Development

The following standards apply to buildings and development undertaken as a permitted activity within the zone.

Standard	Requirement
H21.6.2 Building Height	Max – 8m, Other accessory buildings must not exceed a height of 15m.
H21.6.3 Yards N.B. Site is located in Overlay Subdivision Plan 7e	Buildings must be set back from the relevant boundary by the minimum front, side and rear yard depth = 3.0m N.B. Applies to sites located within Overlay Subdivision Plan 7a-7g – Bush Living (Ranges) identified in D12 Waitakere Ranges Heritage Area Overlay
H21.6.4 Building Coverage	The maximum building coverage within the Overlay Subdivision Plan 7a-7g – Bush Living (Ranges) identified in D12 Waitakere Ranges Heritage Area Overlay must not exceed <u>ten per cent of net site area or 300m²</u> whichever is the lesser.
H21.6.9 Dwellings	<ol style="list-style-type: none"> (1) There must not be more than one dwelling on a site; (2) A dwelling must be constructed to have colour reflectivity limited to the following: <ol style="list-style-type: none"> a) between 0 and 40 per cent for exterior walls; and b) between 0 and 25 per cent for roofs; (3) The above standard does not apply to unstained timber and natural materials; (4) Fencing around dwellings must comprise rural post and wire or post and rail fencing; (5) Water tanks must be buried or be screened from views; and (6) Driveways must be constructed with material that is visual recessive. E.g. exposed aggregate concrete, asphalt, chip seal, concrete with charcoal oxide tint.

The location and orientation of the proposed dwelling will need to be carefully considered to ensure that the above standards are met in order to avoid the need for a resource consent.

7. Overlays

The site is subject to the following Overlays:

- Natural Resources: Significant Ecological Areas Overlay – SEA_T_5539, Terrestrial
- Natural Heritage: Outstanding Natural Landscapes Overlay – Area 73, Waitakere Ranges and coastline
- Natural Heritage: Waitakere Ranges Heritage Area Overlay – WRHA_03, Subdivision Schedule
- Natural Heritage: Waitakere Ranges Heritage Area Overlay – Extent of Overlay
- Natural Heritage: Ridgeline Protection Overlay – Natural

The SEA overlay applies to the vegetation along the site frontage and to the vegetated rear portion of the site. In order to avoid the need for resource consent to modify vegetation within the SEA, the dwelling

¹ Activity Table H21.4.1

should be located in the cleared area of the site. To avoid the need for vegetation clearance and earthworks adjacent to Scenic Drive, consideration should also be given to the provision of access to the dwelling via a ROW from 274 Scenic Drive (which is in the same ownership).

The entire site is subject to the Outstanding Natural Landscapes (ONL) Overlay. The objective of the ONL Overlay is to protect the natural features and landscapes from inappropriate subdivision, use and development. The Overlay controls the development of buildings and structures located within the ONL. All dwellings (not accessory to rural land production) require consent as a Discretionary Activity². The Assessment Criteria under clause D11.8.2 provide relevant guidance on what matters will be considered in the application, including: effects on landscape and natural character values.

The entire site subject to the Waitakere Ranges Heritage Areas Overlay and is specifically identified under Overlay Subdivision Plan 7e – Bush Living Ranges (Figure D12.10.12). The area is described as dominated by natural features, with areas of settlement fragmenting the bush. A partly residential but nonetheless ‘non-urban’ character predominates as a result. The list of standards under this overlay relate to activities for minor dwelling and subdivision, which are not applicable to this proposed development for one residential dwelling on the site.

The Ridgeline Protection Overlay (Natural) affects the entire site. The objective of this overlay is to protect, maintain and enhance the visual landscape qualities of Auckland’s natural and modified ridgelines. The activity controls applicable to a natural ridgeline specify the activity status³ of new buildings as follows:

(A3)	Buildings not provided for as a permitted activity and which are not visible in front of the sea or above the ridgeline or skyline when viewed from a public place	RD
(A4)	Buildings which have a sea backdrop or a sky backdrop above the ridgeline when viewed from a public place	NC

A Landscape Architect will therefore need to be engaged as part of the assessment of the proposed dwelling to review whether it is visible against a sea or sky backdrop when viewed from a public place i.e. Scenic Drive. That will then determine whether consent is required as a Restricted Discretionary Activity or a Non-complying Activity. The Council’s assessment will consider effects on landscape values and visual amenity arising from the dwelling.

8. Auckland-wide Controls

Earthworks

Under Table E12.4.2 rules A29 and A32 Earthworks within the Outstanding Natural Landscape Overlay are permitted up to 50m² in area and 250m³ in volume within the site. Earthworks exceeding either of the area or volume thresholds will require consent.

Parking

In accordance with Table E27.6.2.4 at least one car park is required for a dwelling of two or more bedrooms.

² Activity Table D11.4.1 Rule (A10)

³ Activity Table D15.4.1

It shows from the proposed floor plan that two car parking spaces will be proposed for the new dwellings, which will be compliant with the required number of 1 parking space on the site.

Access

There is no existing vehicle crossing and driveway into the site. Either a new vehicle crossing and driveway, or arrangement to utilise the driveway at 274 Scenic Drive will be required. The design of the width and gradient of the vehicle access and driveway needs to comply with relevant standards under E27 Transport to avoid the need for resource consent.

9. Preliminary Assessment

From the information reviewed, there appears to be sufficient land area available on the site to accommodate a 160 - 180m² Nook. The dwelling should be designed to meet the following requirements:

1. The dwelling should comply with each of the applicable building Standards including yards, building coverage, height, and design for reflectivity of exterior walls and roofs (as summarised above);
2. Stormwater management options will need to be assessed designed in accordance with applicable Council and building standards;
3. An on-site wastewater solution will need to be designed;
4. The location and foundation design of the new dwelling should be verified by a Geotechnical Engineer;
5. The new dwelling, including access to the dwelling, should ideally be situated outside the SEA.

Architectural Plans should incorporate relevant planning compliance details (coverage, yard setbacks, height, design of exterior walls and roofs, fencing, and driveways) within a comprehensive set of plans for the proposed dwelling, including: a site plan, all elevations, floor plans and sections for the new dwelling.

10. Specialist Inputs

Technical reporting will be required to address the following matters:

- Geotechnical
 - Suitability of building platform/ foundation recommendations
- Civil
 - Infrastructure Report, including calculations
 - On-site drainage design (water, stormwater, wastewater)
- Landscape Architect
 - Landscape and Visual Impact Assessment

The same documentation can be submitted for resource consent (if required).

11. Resource Consent Requirements

The proposed development will require Resource Consent from Auckland Council, for the following reasons:

- Earthworks > 50m² in area to form access, garage and building foundations
- New building within an ONL
- New building on a Natural Ridgeline
- Removal of Vegetation with an SEA (depending on driveway location)

Overall, the dwelling will require resource consent from Auckland Council and will either be classified as a Discretionary or Non-complying application overall. The application will therefore need to be well supported by high quality design and reporting, including a landscape and visual assessment (LVA) and a detailed Assessment of effects on the environment (AEE).

The Council charges a deposit of \$4000 (inc. GST) for a resource consent application associated with a residential development and will recover all costs arising from that application.

Envivo can provide further advice on what specific information should be presented to support the application (as necessary) and will provide a fee proposal to prepare the RC application on request.

12. Development Contributions

Auckland Council charges a development contribution for new dwellings, which provides funding to enable it to cover a portion of the costs of growth, public services and facilities.

For a detached dwelling unit with an area of 100-249m² in this location the estimated contribution is \$14,586 + GST. The contribution is normally payable to Council 6 months after the building consent is granted.

Should reticulated water be extended to the site, Watercare Services will charge a connection and installation fee, and the site would then be subject to an Infrastructure Growth Charge (IGC) relating to the provision of water. For further information refer to: [https://www.watercare.co.nz/Water-and-wastewater/Building-and-developing/Fees-and-charges/Infrastructure-growth-charge-\(IGC\)](https://www.watercare.co.nz/Water-and-wastewater/Building-and-developing/Fees-and-charges/Infrastructure-growth-charge-(IGC))

13. Conclusion

The site appears to have a suitable area that could accommodate a stand-alone Nook dwelling situated in the cleared northern portion of the site following site preparation and drainage installation.

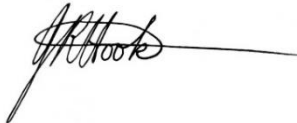
The dwelling will also need to meet the applicable yard, coverage, visual appearance of the exterior walls and roof and other associated standards for fencing and driveway standards summarised above.

Technical input will be required to confirm the suitability of the building platform from a Geotechnical Engineer, and to provide servicing for stormwater and wastewater from a Civil Engineer.

Resource consent will be required for the dwelling. That process will need to involve a technical assessment of Landscape and Visual effects by a Landscape Architect (a registered member of the New Zealand Institute of Landscape Architects).

We trust this report has addressed the key planning and feasibility considerations for the project. Should you require any further information or have any questions regarding this request, please do not hesitate to contact the writer [09 638 2601 or james.hook@envivo.nz].

Yours faithfully

A handwritten signature in black ink, appearing to read 'J Hook', with a long horizontal flourish extending to the right.

James Hook
Principal Planner
BSurv, MRRP, MNZPI

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Disclaimer

Envivo has diligently reviewed published information on the property to prepare this report; however it accepts no liability for any error or omission within this report or the information obtained from any 3rd party source.

Attachment 1: Excerpt from Firefighting Water Supplies Code of Practice SNA PAS 4509:2008

The adequacy of the flow from the alternative firefighting water source must be demonstrated to the satisfaction of the Fire Region Manager.

The minimum available water storage volume must comply with table 2 or be calculated using Appendix J and the calculated duration of the fire.

The diameter of the pipe that connects the tank or reservoir to the fire service coupling (attachment point) must be sized to ensure that 100 kPa of pressure is maintained at the Fire Service pump inlet.

The firefighting water supply may be water from any year-round source such as: (a) Dams; (b) Water tanks; (c) Man-made pools and lakes (where the available water can be calculated) ...

There must be a hardstand for a fire appliance as close as reasonably practicable to the fire service coupling, but this distance should not exceed 25 m. The fire service coupling must be within 90 m of the premises (Appendix B, SNZ PAS 4509:2008).

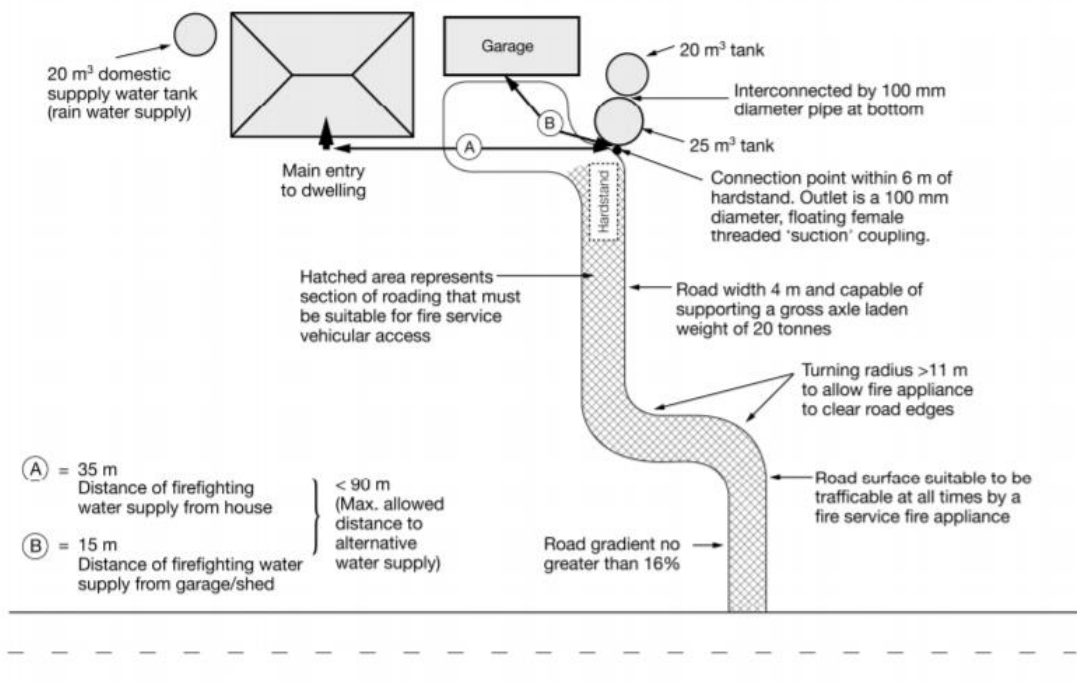
SNZ PAS 4509:2008

E7 Example 2

A house (without a sprinkler system) is to be built out in the country, where there is no street reticulation.

Step 1 = FW2 (non-sprinkler protected house of proposed floor area 300 m²)

Step 2 =



If any (or all) firefighting water supply is provided by alternative means, the locations and quantities of this stored water (most often water tanks) must be detailed on this 'to-scale' site plan. Where alternative firefighting water is to be provided, the site plan must show how Fire Service vehicular access is provided within the required distance and label a 'hardstand' location (Appendix E, SNZ PAS 4509:2008)

Figure E2 – Firefighting water supply requirements for an unsprinklered house with no access to a reticulated water supply

Step 3 = Not applicable

Step 4 = See plan. Conditions meet requirements as neither distance A or B exceed 90 m.

Step 5 = See plan. 'Suction coupling' compliant with SNZ PAS 4505 to be installed.

Total firefighting water supply = $20 \text{ m}^3 + 25 \text{ m}^3$
= 45 m^3
= FW 2