

Alfriston Village – Fast Track Referral Project

Summary of actual or potential adverse effects on the environment

The known and anticipated adverse effects of the project are those typically associated with greenfield residential development. The Applicant has received advice from the technical experts in respect of these matters. At a high-level the actual or potential effects are:

- **Earthworks and construction effects** – these can be managed in terms of the Auckland Unitary Plan rules and best practice methodologies (consistent with GD01) so as to minimise the loss of sediment and the potential for erosion (e.g. silt fences, sediment retention ponds, re-grassing and stabilisation at completion. Existing AUP rules also address construction noise.
- **Archaeology effects** - Two archaeological sites are recorded. One is the possible site of Dr George Bodle's now demolished homestead. Procedures will be followed to gain an authority from HNZPT to address any subsurface finds. The other site is the Alfriston Meeting House located on the designated new Mill Road route. Designation conditions provide for the relocation of this building. Accidental discovery protocols will be implemented should earthworks reveal any unrecorded archaeological sites.
- **Loss of highly productive land** – the applicant's soils and land productivity experts confirm that the loss of 32 ha of HPL to urbanisation would not be significant as a proportion of the total 126,000 ha within the Auckland region, and given the nature of existing land uses, the poor drainage of the soils and the fragmentation of land it would not be viable for use for horticultural activities.
- **Social effects** – the applicant's social impact expert concludes that positive social effects outweigh potential negative effects (the positive benefits being the site's proximity to employment, education, medical facilities, the development of a local centre, and the opportunity to create a well-functioning urban environment).
- **Cultural heritage and effects on Mana Whenua Values** – the applicant has consulted/engaged with relevant iwi (Ngāi Tai ki Tāmaki, Ngāti Tamaoho, Te Ākitai Waiohū and Ngāti Te Ata Waiohū). Feedback from Cultural Values Assessments is generally positive in respect to the opportunities to provide for housing supply, to replant the riparian margins of the streams and to establish a sanctuary associated with the 5ha remnant forest.
- **Landscape and visual effects** – the applicant's landscape and visual expert confirms that urban development within the area can be supported from a landscape perspective, being within an urban visual catchment and with development there are opportunities to enhance streams, wetlands and areas of remnant native vegetation.
- **Ecological effects** – significant areas of indigenous vegetation will be protected and enhanced (including the requirement for a remnant 5ha forest that is particularly significant to iwi to be developed as a sanctuary via predator-proof fencing), and stream and wetland margins will be planted with riparian plantings. No native vegetation removal is envisaged.
- **Effects on reticulated infrastructure** – the applicant's engineers confirm that the area can be serviced with water, wastewater, electricity and telecommunications.
- **Effects on stormwater** – the Stormwater Management Plan (SMP) confirms that stormwater quantity and quality can be managed on-site through retention/detention devices without increasing

potential flood risks downstream. Overall, implementation of the SMP will result in a net improvement to stormwater management within the Papakura Stream catchment.

- **Transportation effects** – the applicant’s traffic engineer confirms that urbanisation of the area can be accommodated by the existing transportation network, subject to the upgrading of identified roads to an urban standard, along with the provision of pedestrian and cycle connections to schools and Manurewa town centre. The upgrades will result in significant improvements in traffic safety, particularly at the Mill Road/Alfriston Road intersection outside Alfriston School.
- **Economic effects** – the applicant’s economics expert identifies positive economic benefits and employment opportunities through the construction of houses, the local centre, associated infrastructure, road upgrades, and the operation of the local centre. They confirm the immediate demand for a local centre to provide for existing residents in the Alfriston vicinity, irrespective of this project.
- **Climate change** - The location is highly favourable in terms of minimising vehicle kilometres travelled by residents and reduced greenhouse gas emissions. The site is outside of the Papakura Stream floodplain.
- **Urban design and amenity effects** – the applicant’s urban designer confirms that the area is a logical location for a node of activity in terms of urban form and a well-functioning urban environment. Positive urban design effects include good connectivity with new roads, pedestrian footpaths and cycle facilities, and safe pedestrian/cycle crossings on Mill Road to connect sites on both sides of this road, and on Alfriston Road in between the Alfriston School and planned local centre.
- **Risks from hazards and contamination** – the geotechnical and contamination experts confirm that the area is physically suitable for urban development, including being outside areas of peat soil and the floodplain associated with the Papakura Stream.
- **Reverse sensitivity effects** – potential effects on adjoining rural activities can be managed through a combination of fencing, landscape and reverse sensitivity covenants.
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