

Alfriston Fast Track referral application

Assessment in relation to relevant National Policy Statements and National Environmental Standards

National Policy Statement on Urban Development 2020 (NPS-UD)

- The construction of 1300 new lots/houses is regionally significant and the ability for two landowners to lead and fund bulk infrastructure will enable this number of houses to be provided quickly and efficiently.
- The project will assist in relieving Auckland's housing crisis and the need for Auckland Council to provide at least sufficient capacity for housing growth within the next decade.
- The applicant's experts confirm that the project would out-perform other (comparable) areas in Auckland in terms of its physical and locational attributes and its ability to provide a well-functioning urban environment.
- The project is unique in that it can deliver housing with the least requirements for infrastructure upgrades (compared with other greenfield areas) and that infrastructure upgrades can be delivered by the landowners.
- Overall, the project is consistent with the NPS-UD.

National Policy Statement on Highly Productive Land 2022 (NPS-HPL)

- The applicant's experts for soil, land productivity, economics and social impact confirm that the environmental, social, cultural and economic benefits from urbanising the land would outweigh the costs of doing so.
- The project satisfies the statutory tests in clauses 3.6.1 and 3.10 of the NPS-HPL which enable the merits of urban development on HPL to be considered.
- Overall, the project is not contrary to the NPS-HPL.

National Policy Statement on Indigenous Biodiversity 2023 (NPS-IB)

- The project will increase the amount of indigenous biodiversity through requirements to plant riparian margins, wetland buffer areas, ecological corridors, and buffer areas alongside identified Significant Ecological Areas.
- The project will enhance indigenous biodiversity through construction of a predator-proof fence around a 5 ha remnant stand of indigenous bush which is particularly significant to iwi, and the resulting sanctuary will be placed in iwi and community ownership.
- Overall, the project is consistent with the NPS-IB.

National Policy Statement for Freshwater Management 2020 (NPS-FM)

- Streams and wetlands are required to be protected and enhanced through setbacks and riparian planting.
- No stream diversions or reclamations, or wetland reclamations, are proposed or necessary.
- Development will require hydrological mitigation and stormwater treatment (e.g. stormwater management devices, retention and detention devices)
- Overall, the project is consistent with the NPS-FM.

New Zealand Coastal Policy Statement 2010 (NZCPS)

- No part of the project area is in the coastal environment.

National Environmental Standards for Freshwater 2020 (NES-F)

- Resource consent will be required for earthworks within 100m of a wetland and for roading crossings of streams.
- The project will not involve the removal of wetlands or reclamation of streams.
- The project will protect freshwater streams and wetlands through building setbacks and will enhance these features through riparian and buffer plantings.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NES-CS)

- The contamination assessment undertaken does not identify any concerns from a high-level perspective.
- Resource consents may be required to address site-specific areas.