

Appendix 16

National Policy Statement on Urban Development (NPSUD)

The NPSUD was gazetted on 23 July 2020 and is effective from 20 August 2020. It replaces the National Policy Statement on Urban Capacity 2016. The NPSUD sets out the objectives and policies for planning for well-functioning urban environments under the Resource Management Act 1991 and **seeks the provision of sufficient development capacity to meet the different needs of people and communities.**

It contributes to the Urban Growth Agenda (UGA) which aims to remove barriers to the supply of land and infrastructure to make room for cities to grow up and out. The NPSUD does this by addressing constraints in our planning system to ensure growth is enabled and well-functioning urban environments are supported.

The MFE website on the NPSUD states that it contains objectives and policies that Councils **must give effect to in their resource management decisions.**

The NPSUD sets out time frames for implementing objectives and policies for three “Tiers” of Councils, with Auckland Council being a “Tier 1” Council.

The summary structure and timeframes of the NPSUD are:

- Objectives and policies take **immediate effect**;
- Plan changes implementing intensification policies must be notified within two years for Tier 1 and 2 Councils, although Housing and Business Assessments (HBAs) on capacity, and Future Development Strategies (FDSs) to inform plan changes, are required to be completed in time to inform 2024 long term plans;
- Plan changes are to follow as soon as monitoring of development supply against demand is completed (being annually), with plan changes to supply additional capacity where needed to be provided within 12 months of the relevant monitoring report. This means new rules in Council plans addressing additional supply are in the order of six years away;
- Planning is required to be **responsive to proposals addressing development capacity**, including unanticipated or out of sequence development; and
- Councils are required to prepare a Future Development Strategy (FDS) every six years and update them every three years and provide an implementation plan for their FDS.

While the timeframes for plan changes implementing **rules** through plan changes are some way off, the NPSUD requires adequate **consideration of its objectives and policies now.**

In this regard, there are several objectives and policies in support of intensification satisfying certain criteria such as:

- Provision of a variety of homes in terms of price, location, and different households.
- Enabling Māori to express their cultural traditions and norms.
- Proximity to urban centres or rapid transport.
- Supporting reductions in greenhouse gas emissions.
- Responding to the effects of climate change.

The overall intent of the NPSUD is clear in that where intensification is practical, Councils are required to be responsive to such proposals – **particularly in relation to proposals that would supply significant development capacity**, as set out in **Objective 6, Policy 6, and Policy 8.**

The clear direction for increased intensity in appropriate locations is further obviated under **Policy 3** which, for Tier 1 urban environments, seeks that planning documents **enable** building heights maximising intensification as much as possible. Policy 3(c)(i) seeks to enable building heights of at least six storeys within at least a walkable catchment of existing and planned rapid transit stops. To an extent, this applies to this proposal,

being within a short walk to a bus stop with express peak hour services (150 – 200m) although the proposed building heights are lesser being two and three storeys.

Assessment

Employment

Adam Thompson of Urban Economics has stated in his assessment (**Appendix 14**) that the proposal will provide employment and a diverse range of housing types, and would particularly contribute to social and cultural well-being current and future generations, by providing affordable family housing in Auckland.

Mr Thompson notes that the project would create a considerable number of jobs within the construction industry, and estimates that 197 FTE (Full Time Equivalent) jobs will be created.

Housing supply

The proposal will contribute 115 new 1-3 bedroom dwellings to the housing shortage in Auckland, and Mr Thompson notes in his assessment that there is a shortage of 45,000 dwellings, particularly for affordable dwellings. In particular, in the study area, Mr Thompson noted that there are only 2 listing of terrace house and apartment developments with a total of 4 units available, confirming that there is a shortage of terrace housing and apartments in this location.

Mr Thompson's assessment notes that the proposal will supply terrace and apartment dwellings, and the intended price range of a number of the units will be aligned with current affordable terrace prices.

Well functioning urban environments.

Mr Thompson's assessment is that the proposal helps to achieve this objective, by increasing the range of housing available in the market, of a form at a price that meets demand for that area. Mr Thompson considers that the proposal will contribute 115 dwellings in a price bracket that is undersupplied in the study area and the region, and therefore helps to achieve this objective and will have a positive impact on social and cultural wellbeing of current and future generations.

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. Ms Drummond in her assessment (Appendix 7) confirmed that two streams, one constructed wetland, and one artificial channel has been identified with moderate value indigenous vegetation supporting as having low-moderate ecological value.

Ms Drummond concluded that due to the quality and magnitude of the riparian vegetation that is proposed to be removed that the potential adverse effects of the proposal on freshwater ecological values are considered negligible. The stream itself will not be removed.

Overall, the proposal is not expected to 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.

The Site's closest proximity to the coast is approximately 1km from the site at Soldiers Bay however the site does not interact with the coastline in any capacity. The only consideration in this regard is any potential effect on coastal water quality from discharges from the removal of riparian vegetation and earthworks within the wider site.

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).

Stormwater and wastewater discharges are managed through discharge to public infrastructure.

The proposal does not compromise any outcomes anticipated in the NZCPS.

Assessment

The proposed IRD aligns with the NZCPS 2010.

National Policy Statement for Renewable Electricity Generation

This is not relevant to this proposal, no electricity generation is proposed.

National Policy Statement on Electricity Generation

This is not relevant to this proposal, no electricity generation is proposed.

National Environmental Standard for Air Quality 2004

The Air Quality NES are regulations made under the Resource Management Act 1991. They aim 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

The proposal will not likely result in discharges exceeding specified 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 (NESCS)

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

The proposal will avoid adverse effects on human health arising from contaminants in soil. In particular, there is no known contamination on the site and further reporting can be provided to confirm this as required. The Applicant will engage a suitably qualified expert to undertake a Detailed Site Investigation at resource consent stage.

National Environmental Standard for Sources of Drinking Water

This is not relevant to this proposal. Drinking water will be provided by Watercare and the site is not a source of drinking water.

National Environmental Standard for Telecommunication Facilities

This is not relevant to this proposal, no telecommunication facilities are proposed.

National Environmental Standards for Electricity Transmission Activities

This is not relevant to this proposal, no electricity transmission is proposed.

National Environmental Standards for Plantation Forestry

This is not relevant to this proposal, no forests are proposed.