



Application for a project to be referred to an expert consenting panel

(Pursuant to Section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020)

For office use only:

Project name: Karaka North Village
Application number: PJ-0000730
Date received: 16/02/2021

This form must be used by applicants making a request to the responsible Minister(s) for a project to be referred to an expert consenting panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

All legislative references relate to the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act), unless stated otherwise.

The information requirements for making an application are described in Section 20(3) of the Act. Your application must be made in this approved form and contain all of the required information. If these requirements are not met, the Minister(s) may decline your application due to insufficient information.

Section 20(2)(b) of the Act specifies that the application needs only to provide a general level of detail, sufficient to inform the Minister's decision on the application, as opposed to the level of detail provided to an expert consenting panel deciding applications for resource consents or notices of requirement for designations.

We recommend you discuss your application and the information requirements with the Ministry for the Environment (the Ministry) before the request is lodged. Please contact the Ministry via email: fasttrackconsenting@mfe.govt.nz

The Ministry has also prepared [Fast-track guidance](#) to help applicants prepare applications for projects to be referred.

Part I: Applicant

Applicant details

Person or entity making the request: Cappella Group

Contact person: Chris Lin

Job title: Development Manager

Phone: s 9(2)(a)

Email: s 9(2)(a)

Postal address:

PO Box 5560

Victoria Street West

Auckland

Address for service (if different from above)

Organisation:

Contact person:

Job title:

Phone:

Email:

Email address for service:

Postal address:

Part II: Project location

The application: does not relate to the coastal marine area

If the application relates to the coastal marine area wholly or in part, references to the Minister in this form should be read as the Minister for the Environment and Minister of Conservation.

Site address / location:

A cadastral map and/or aerial imagery to clearly show the project location will help.

348 Linwood Road, Karaka, Auckland, 2580, New Zealand

Legal description(s):

A current copy of the relevant Record(s) of Title will help.

Lots 1 & 2 DP 536479

Registered legal land owner(s):

Karaka North Village Limited

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur, including a statement of how that affects the applicant's ability to undertake the work that is required for the project:

Joint venture with landowner. The developer & landowner controls the entirety of the land that is subject to this application and is not reliant on any other landholdings / servicing requirements to enable the development. Further detail is provided within attached report.

Part III: Project details

Description

Project name: Karaka North Village

Project summary:

Please provide a brief summary (no more than 2-3 lines) of the proposed project.

Karaka North Village is a proposed large scale, master planned subdivision in Karaka, South Auckland. The development seeks to deliver up to 850 dwellings and a 2 hectare local centre, with a unique village / rural living environment and outlook. Over the construction period it is expected to create a total of 9,078 FTE jobs and deliver \$1.14 billion in business activity within Auckland.

Project details:

Please provide details of the proposed project, its purpose, objectives and the activities it involves, noting that Section 20(2)(b) of the Act specifies that the application needs only to provide a general level of detail.

Karaka North Village is a proposed 850 lot master planned residential housing development, integrated with extensive open space recreation areas, walkways, streams, a community venue, local retail village centre and village green.

The property represents the entirety of Karaka North Sub-Precinct A in the Auckland Unitary Plan and accordingly is not reliant on other developers for servicing. The precinct rules require development to be in accordance with a Council approved Master Plan, Landscape Management Plan and Infrastructure Management Plan (collectively 'the Masterplans'). The Masterplans for Karaka North Village have all been approved by Auckland Council in January 2021. The Master Plan, which is supported by the Auckland Urban Design Panel, sets out the framework and design guidelines for future development of the land. It includes land use controls, general subdivision layout, roading cross sections and infrastructure / servicing. The agreed development pattern is shown below.

There will be a mixture of housing choices with sections ranging from 180m² up to 1,300m²+. Extensive areas of rural amenity and rural character are retained and enhanced with pedestrian paths and additional planting. New wetlands and swales add to the existing streams and significant ecological areas which will also benefit from enhancement planting. At the core of the wider precinct is the local centre and village green which will provide the heart of the community and complement the other existing non-residential uses.

The Master Plan also prescribes controls on the architectural form, colours and materials to ensure a cohesive fit for the development within a rural context. Open spaces will be grazed by stock and appropriately landscaped to provide residents and visitors with a rural farm experience / living environment whilst providing the comfort and convenience of a modern, low maintenance home. The project takes inspiration from Cornwall Park in Auckland, which is a much loved and visited park, surrounded by housing.

The COVID Fast Track Consenting will be used to obtain consent for development of the entire property. The activities involved is included in the attached report.

The consent will be a staged subdivision consent across the entire site. It will implement the Master Plan, consent the development of the actual housing sections and provide the detailed engineering design. It will create approximately 600 sections ranging from 300m² to 1,300m² for standalone house construction, 17 super lots for intensive comprehensive development (e.g. terrace blocks), a local centre super lot, 5 larger rural amenity farm lots and utility lots as required.

We intend to consent the dwellings subject to conditions of consent secured by consent notice imposing specified development controls which all comply with the Master Plan. This will enable house construction to commence as soon

as titles are issued for any homes that are consistent with the Master Plan. It is likely that the 17 higher density lots will require additional integrated consents for the houses once designs are complete and all planning infringements are known. These applications will be processed by Auckland Council via the normal RMA process.

Consenting the dwellings up front rather than once titles are issued will result in a much more efficient overall process. For the builders it will mean that construction of homes designed in accordance with the Master Plan can commence as soon as titles are issued, saving approximately 6 months. For Council they will not have to allocate scarce planning resources to the approval of 850 dwellings, rather they will only have to process consents for dwellings not in accordance with the Master Plan and/or minor amendments to the fast-track consent.

The application will include resource consent for on-site potable water treatment and supply through bore water, and an on-site wastewater treatment and disposal system, both of which are enabled through the precinct rules as the village is able to operate independent of Watercare servicing. The water take consent for the bore water supply has already been issued but the bore locations need to be amended slightly to reflect the final Master Plan.

The Precinct provides two options for wastewater servicing, pump to an approved Watercare connection (if available) or via an onsite treatment plant. To date Watercare has not been able to identify an available connection point so a concept wastewater treatment plant has been designed that can treat wastewater to bathing water quality. This wastewater treatment plant would be similar in design and scale to municipal treatment systems used for smaller townships around the country (including parts of Auckland). Onsite wastewater treatment has been discussed with the three local Iwi with whom Karaka North Village Limited has a signed Memorandum of Understanding, and all three Iwi have expressed a preference for onsite wastewater disposal treatment.

Stormwater will be treated via new wetlands and swales and conveyed to the existing watercourses on and adjacent to the site. Telecoms and power have been confirmed as able to be supplied by the utility operators. Therefore, there are no infrastructure constraints or reliance on any bulk upgrades that would prevent the development taking place.

Consent for the development of the local centre will be sought. The local centre is expected to be 8,000m² – 9,000m² of gross floor area on 2.0 hectares at the south east corner of the property. It is adjacent to the existing commercial portion of the village, the main arterial road (Linwood) and the Council sports complex. The anticipated uses do not need consent but are expected to include medical (GP, chemist, physio, optician etc.), retail, service retail (real estate agent, hairdressers), hospitality/restaurants, a local supermarket and offices.

Where applicable, describe the staging of the project, including the nature and timing of the staging:

As the project is of a large scale it will be developed across multiple stages. It is expected that there would be a combination of earthworks, civil construction, housing and commercial construction activity on site across multiple stages starting from October 2021.

The first stage will involve construction of key infrastructure (water extraction and treatment plants, wastewater treatment and disposal, stormwater wetlands etc.). It will likely involve the broadest range of skills and create the most design/consulting jobs.

We expect an average of 150 sections to be delivered per stage/year and the construction of the associated houses to be delivered over the following 12 months. This will be influenced by market conditions, however at the time of preparing this application we are confident in the number. The first civil stage would be completed 12 months after works commence on site i.e. first homes being built from late 2022.

Consents / approvals required

Relevant local authorities: Auckland Council

Resource consent(s) / designation required:

Land-use consent, Water permit, Subdivision consent, Discharge permit

Relevant zoning, overlays and other features:

Please provide details of the zoning, overlays and other features identified in the relevant plan(s) that relate to the project location.

Legal description(s)	Relevant plan	Zone	Overlays	Other features
Lots 1 and 2 DP 536479	Auckland Unitary Plan	Residential Mixed Housing Suburban zone Residential Single House zone Local Centre zone Rural - Mixed Rural zone Rural - Rural Coastal zone	Karaka North Precinct - sub precinct A	Restrictions imposed via consent notices from the masterplan 'scene setting' consent granted

Rule(s) consent is required under and activity status:

Please provide details of all rules consent is required under. Please note that Section 18(3)(a) of the Act details that the project **must not include** an activity that is described as a prohibited activity in the Resource Management Act 1991, regulations made under that Act (including a national environmental standard), or a plan or proposed plan.

Relevant plan / standard	Relevant rule / regulation	Reason for consent	Activity status	Location of proposed activity
Please refer Appendix 2 in attached report	Please refer Appendix 2 in attached report	Please refer Appendix 2 in attached report	Please refer Appendix 2 in attached report	Please refer Appendix 2 in attached report

Resource consent applications already made, or notices of requirement already lodged, on the same or a similar project:

Please provide details of the applications and notices, and any decisions made on them. Schedule 6 clause 28(3) of the COVID-19 Recovery (Fast-track Consenting) Act 2020 details that a person who has lodged an application for a resource consent or a notice of requirement under the Resource Management Act 1991, in relation to a listed project or a referred project, must withdraw that application or notice of requirement before lodging a consent application or notice of requirement with an expert consenting panel under this Act for the same, or substantially the same, activity.

- 1) We have a recently granted a 14 superlot 'scene setting' consent. This was done as a precursor to the subdivision consent to ensure that the Master Plan, Landscape Plan and Infrastructure Plans were approved, as is required by the Precinct, in advance of us undertaking the detailed subdivision consent. We also have consent to take groundwater to supply water.

Resource consent(s) / Designation required for the project by someone other than the applicant, including details on whether these have been obtained:

N/A

Other legal authorisations (other than contractual) required to begin the project (eg, authorities under the Heritage New Zealand Pouhere Taonga Act 2014 or concessions under the Conservation Act 1987), including details on whether these have been obtained:

Please refer attached report Section 13.

Construction readiness

If the resource consent(s) are granted, and/or notice of requirement is confirmed, detail when you anticipate construction activities will begin, and be completed:

Please provide a high-level timeline outlining key milestones, e.g. detailed design, procurement, funding, site works commencement and completion.

We are targeting to start in the next earthworks season beginning October 2021. Please refer sections 3 and 4 in the attached report.

Part IV: Consultation

Government ministries and departments

Detail all consultation undertaken with relevant government ministries and departments:

Not applicable

Local authorities

Detail all consultation undertaken with relevant local authorities:

A 2 year pre lodgement and application process has been gone through for the masterplan consent, which is the scene setting pre-cursor to this subdivision application. Further detail is discussed in attached report.

Other persons/parties

Detail all other persons or parties you consider are likely to be affected by the project:

We do not consider there to be any adversely affected persons in association with this fast-track consent application. We have reached this conclusion on the basis that the Duty Commissioner who granted the resource consent to create the underlying superlots, and in doing so approved the Master Plan determined "there are no adversely affected persons" arising from the establishment of 850 houses on this land. Please refer further detail in section 8 of attached report.

Detail all consultation undertaken with the above persons or parties:

N/A

Part V: Iwi authorities and Treaty settlements

For help with identifying relevant iwi authorities, you may wish to refer to Te Kāhui Māngai – Directory of Iwi and Māori Organisations.

Iwi authorities and Treaty settlement entities

Detail all consultation undertaken with Iwi authorities whose area of interest includes the area in which the project will occur:

Iwi authority	Consultation undertaken
Ngati Te Ata & Te Akitai Waiohua & Ngati Tamaoho Trust	The existing MOU with local Iwi provides for on-going consultation to support identified mutually acceptable and desirable outcomes for Iwi alongside the subdivision and development. Iwi have been consulted with throughout the development of the Master Plan and their feedback has been incorporated into the approved versions. Further consultation will be undertaken when preparing the subdivision consent application and any feedback will be included within the documentation provided to support the consent application. KNVL has consulted with the local Iwi with whom it has a Memorandum of Understanding. They are

	supportive of the proposal and have expressed a desire for continued engagement especially in relation to the subdivision consent as it will include earthworks, landscaping, stormwater and wastewater treatment. Further detail is discussed in attached report.
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Detail all consultation undertaken with Treaty settlement entities whose area of interest includes the area in which the project will occur:

Treaty settlement entity	Consultation undertaken
No details	

Treaty settlements

Treaty settlements that apply to the geographical location of the project, and a summary of the relevant principles and provisions in those settlements, including any statutory acknowledgement areas:

Section 18(3)(b) of the Act details that the project **must not include** an activity that will occur on land returned under a Treaty settlement where that activity has not been agreed to in writing by the relevant land owner.

Nil

Part VI: Marine and Coastal Area (Takutai Moana) Act 2011

Customary marine title areas

Customary marine title areas under the Marine and Coastal Area (Takutai Moana) Act 2011 that apply to the location of the project:

Section 18(3)(c) of the Act details that the project **must not include** an activity that will occur in a customary marine title area where that activity has not been agreed to in writing by the holder of the relevant customary marine title order.

Nil

Protected customary rights areas

Protected customary rights areas under the Marine and Coastal Area (Takutai Moana) Act 2011 that apply to the location of the project:

Section 18(3)(d) of the Act details that the project **must not include** an activity that will occur in a protected customary rights area and have a more than minor adverse effect on the exercise of the protected customary right, where that activity has not been agreed to in writing by the holder of the relevant protected customary rights recognition order.

Nil

Part VII: Adverse effects

Description of the anticipated and known adverse effects of the project on the environment, including greenhouse gas emissions:

In considering whether a project will help to achieve the purpose of the Act, the Minister may have regard to, under Section 19(e) of the Act, whether there is potential for the project to have significant adverse environmental effects. Please provide details on both the nature and scale of the anticipated and known adverse effects, noting that Section 20(2)(b) of the Act specifies that the application need only provide a general level of detail.

The integrated development of a rural village settlement at Karaka North has been well signaled for many years through the Auckland Unitary Plan process and earlier by the Franklin District Council. This rural village is enabled through the provision of the Karaka North Precinct in the AUP.

The following actual and/or potential adverse effects were considered in conjunction with the creation of the underlying superlots and the approval of the Master Plan for 850 houses:

- Geotechnical
- Contamination
- Archaeology
- Ecological
- Arboriculture
- Transport
- Infrastructure
- Rural Character and Landscape
- Amenity Values
- Mana Whenua Values

Please refer to Appendix 1 for a list of the technical reports prepared in conjunction with the Masterplan. These reports determine the impacts of the above-mentioned actual/potential adverse effects.

This fast-track application will seek to consent the detail of the approved Master Plans enabling the 850 homes to be developed on this land.

In particular, the Master Plan and Landscape Management Plan will ensure that the permanent visual effects resulting from the shift from rural to urban uses are mitigated through the sensitive rural themed built form and extensive landscaping proposed. The Infrastructure Management Plan governs how the development will be serviced and addresses how to mitigate effects. Collectively, these three plans have been extensively reviewed by Council officers, modified to address concerns and approved by an Independent Commissioner. They are the result of a high level assessment of the effects of this development on the wider environment and provide agreed measures to mitigate those effects. While more detailed assessment is now required it is unlikely to result in any adverse effects not already identified and considered.

Part VIII: National policy statements and national environmental standards

General assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard:

The National Policy Statements in effect that are relevant to this application relate to Urban Development, Fresh Water and the Coast. This proposal will give effect to the NPS-UD as it will result in a well-functioning urban environment that will enable people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future. It will also assist to provide sufficient development capacity to meet the different needs of people and communities through the creation of up to 850 new houses, in a manner that takes into account the principles of the Treaty of Waitangi.

The Freshwater NPS will be provided for on an on-going basis by working with tangata whenua in the management of freshwater, improving ecosystem and stream health through riparian planting and working towards improving in-stream barriers to fish passage over time.

With respect to the NZCPS, the integrity, form, functioning and resilience of the coastal environment will be safeguarded in this proposal through the setback of any development by more than 80m from the coastal edge. This significant setback will also ensure that coastal hazard risks taking account of climate change, are managed. The enhancement planting of the private Significant Ecological Areas and the riparian areas around the streams will also assist to achieve the above outcomes and in time, will restore the coastal environment. The retirement of the land from dairy production will also enhance coastal water quality.

The relevant National Standards in effect that are relevant to this project regulate Drinking Water, Freshwater and Soil Contaminants. With respect to the drinking water standards, the development will meet the requirements for protecting sources of human drinking water from becoming contaminated. As stated above, the project will avoid the infilling of streams and work towards enhancing fish passage. Farming activities are not proposed and no vegetation clearance or earthworks is occurring near a natural wetland, in fact there are no natural wetlands on the subject site. In addition, a Remediation Action Plan will outline remediation requirements for soil impacted by contaminants above human health and environmental discharge criteria, as well as monitoring and management procedures for the balance of the earthworks due to the detection of contaminants above background levels and potential for encountering unidentified contamination. Following completion of site earthworks, a Site Validation Report (SVR) will be required to present the validation sampling data and confirm that site earthworks were performed in accordance with the RAP.

Part IX: Purpose of the Act

Your application must be supported by an explanation how the project will help achieve the purpose of the Act, that is to “urgently promote employment to support New Zealand’s recovery from the economic and social impacts of COVID-19 and to support the certainty of ongoing investment across New Zealand, while continuing to promote the sustainable management of natural and physical resources”.

In considering whether the project will help to achieve the purpose of the Act, the Minister may have regard to the specific matters referred to below, and any other matter that the Minister considers relevant.

Project’s economic benefits and costs for people or industries affected by COVID-19:

It will provide for people and industries affected by COVID-19. The overall economic benefit of the project from 2021-33 has been assessed by Property Economics at \$1.14B. Over this period they estimate a total of 9,078 FTE will be created with an annual peak during construction of 1,200 FTE. This is a significant economic boost to the Auckland Region, especially South Auckland, and because the project includes both vertical and horizontal components, the labor component / employment will be higher and across a wider range of jobs / industries than a purely horizontal project.

The jobs created will include; consultants (planning, legal, ecology, engineering, geotechnical, landscape design, surveyors etc.), horizontal construction (civil works, drain laying, concrete, electrical, pump stations, treatment plants (water and sewer) roading, landscaping etc.), vertical construction of 850

houses and the local centre (plumbers, electricians, tilers, joinery, carpenters, roofers etc.), Iwi engagement and Local Authority input.

We have firsthand knowledge of the impact of COVID on some of the businesses that we will be engaging on this project. One example is the civil contractor that we have used for the last three projects (circa 650 sections) in South Auckland, who has laid off 20% of their workforce since the first COVID lockdown.

Project's effects on the social and cultural wellbeing of current and future generations:

The project will have a positive social and cultural effect. The existing MOU with local Iwi provides for on-going consultation to support identified mutually acceptable and desirable outcomes for Iwi alongside the subdivision and development. Iwi have been consulted with throughout the development of the Master Plan and their feedback has been incorporated into the approved versions. Further consultation will be undertaken when preparing the subdivision consent application and any feedback will be included within the documentation provided to support the consent application.

Once the development is completed a new community will have established. It will have a mix of living outcomes where residents can directly engage with the significant rural amenity that has been preserved and enhanced on the property. Residents will also be able to work and shop at the local centre and will utilize the existing services (church, sports grounds, hall etc.) at Karaka. With the growth planned at nearby Drury and Paerata, Karaka will offer choice and a point of difference for the growing South Auckland community.

Whether the project would be likely to progress faster by using the processes provided by the Act than would otherwise be the case:

The project will progress faster by using the COVID Fast Track Consenting process than it would under the normal RMA process. In our experience (3 Special Housing Area developments and 1 Kiwibuild development, refer section 1) the only way to get this project started by October 2021 is through a fast-tracked consenting process.

While a lot of work has already been done with Council to approve the Master Plan and associated documents, the reality is that the subdivision consent has a slightly complex consenting arrangement of underlying Unitary Plan zoning, precinct overlays, consent notice requirements and the nature of the infrastructure consents (water and wastewater in particular) which will be included with the subdivision consent. In addition, we intend to consent up to 850 dwellings, 8,000m² of local centre buildings and a community venue building.

This complexity has already led to delays getting the Master Plan approved (a process that has taken over 9 months in pre lodgment meetings, 5.5 months in consenting and ultimately a decision by an Independent Duty Commissioner) and will slow the consenting process going forward.

When the pandemic first hit we stopped all work on the project due to market uncertainty. This has meant that for the first time in over 7 years we have no new projects underway this earthworks season and nothing currently ready to go in time for the next earthworks season commencing October 2021.

Now that the Master Plan is approved, more technical consenting is required to implement it. In our experience it is not realistic to expect to be on site this coming summer if we go through a normal consenting process.

The COVID recovery process has the added benefit of being able to consent multiple aspects of the project at once, in a time efficient process. If we were to consent this project normally the subdivision consent, housing, local centre and venue would all likely be different consent applications that could not run in parallel. Consent for any activity on a lot that had not been created would be unlikely to be accepted for processing until the lot was in existence. This would

lengthen the consenting process considerably and delay construction, especially of the houses. We would also end up in a situation where every builder had to seek consent of each house. This would be extremely inefficient for all parties, it would increase cost on the builder, delay housing and it would use up Council resource that would be much better allocated to other projects.

Further detail is available within the attached report.

Whether the project may result in a 'public benefit':

Examples of a public benefit as included in Section 19(d) of the Act are included below as prompts only.

Employment/job creation:

It will deliver employment (9,078 FTE) and increased business activity (\$1.14B) through construction and ongoing economic activity in the local centre. Property Economics report available on request.

It will deliver much needed housing, 850 new homes at various price points will offer choice and ensure a diverse community can establish.

The project includes, at Auckland Transport's request, infrastructure upgrades along the existing road frontages of Linwood Road and Dyke Road, construction of a roundabout at the intersection of Linwood Road, Dyke Road and Blackbridge Road and a new bus route through the development.

Further information is available in attached report.

Housing supply:

850 houses across a range of housing typologies and anticipated price points.

Contributing to well-functioning urban environments:

Karaka North Village is a proposed 850 lot master planned residential housing development, integrated with extensive open space recreation areas, walkways, streams, a community venue, local retail village centre and village green. The development brings together social, economic and recreation outcomes alongside the living environment. Further information is detailed in the attached report.

Providing infrastructure to improve economic, employment, and environmental outcomes, and increase productivity:

The development of Karaka North will provide significant economic activity and employment, ranging from horizontal construction through to vertical construction. Ongoing employment will also be created by the retail / local centre businesses. The development will upgrade the existing Linwood / Dyke Road intersection with the installing of a roundabout that will resolve a current dangerous intersection of a high speed rural cross road. Further information is detailed in the attached report.

Improving environmental outcomes for coastal or freshwater quality, air quality, or indigenous biodiversity:

The development will replace the existing dairy farm operations with stormwater treatment devices / wetlands, revegetated watercourses and improved Significant Ecological Areas. This will result in an improvement in the water quality being discharged from the site in general.

Minimising waste:

N/A

Contributing to New Zealand's efforts to mitigate climate change and transition more quickly to a low-emissions economy (in terms of reducing New Zealand's net emissions of greenhouse gases):

The development will provide ongoing employment opportunities and significant recreational amenities immediately alongside the proposed housing, reducing traveling distances of it's residents for work and play.

Promoting the protection of historic heritage:

N/A

Strengthening environmental, economic, and social resilience, in terms of managing the risks from natural hazards and the effects of climate change:

N/A

Other public benefit:

- The project includes, at Auckland Transport's request, infrastructure upgrades along the existing road frontages of Linwood Road and Dyke Road, construction of a roundabout at the intersection of Linwood Road, Dyke Road and Blackbridge Road and a new bus route through the development. This roundabout and upgrades are anticipated by the precinct provisions and will deliver a much needed safety improvement at the current high speed, rural cross intersection. Associated with this will be pedestrian crossings to enable residents and the general public to safely cross the intersection, going between the church, existing grocery store, existing sports park, and the Karaka North Village Centre.

Whether there is potential for the project to have significant adverse environmental effects:

N/A

Part X: Climate change and natural hazards

Description of whether and how the project would be affected by climate change and natural hazards:

The project will not be impacted by climate change or natural hazards.

The stormwater infrastructure will be designed with climate change in mind and the property is not at risk from sea level rise. The Geotech reporting has confirmed that there are no natural hazards in relation to the project and the site is expected to have an earthwork balance reducing the need to truck material offsite.

The development also removes intensive dairy farming from a property in close proximity to the Manukau Harbour and includes new planting along the internal stream corridor and within the SEA on the property.

Part XI: Track record

A summary of all compliance and/or enforcement actions taken against the applicant by a local authority under the Resource Management Act 1991, and the outcome of those actions:

Local authority	Compliance/Enforcement Action and Outcome
No details	

Part XII: Declaration

I acknowledge that a summary of this application will be made publicly available on the Ministry for the Environment website and that the full application will be released if requested.

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Chris Lin

16/02/2021

Signature of person or entity making the request

Date

Important notes:

- Please note that this application form, including your name and contact details and all supporting documents, submitted to the Minister for the Environment and/or Minister of Conservation and the Ministry for the Environment, will be publicly released. Please clearly highlight any content on this application form and in supporting documents that is commercially or otherwise sensitive in nature, and to which you specifically object to the release.
- Please ensure all sections, where relevant, of the application form are completed as failure to provide the required details may result in your application being declined.
- Further information may be requested at any time before a decision is made on the application.
- Please note that if the Minister for the Environment and/or Minister of Conservation accepts your application for referral to an expert consenting panel, you will then need to lodge a consent application and/or notice of requirement for a designation (or to alter a designation) in the approved form with the Environmental Protection Authority. The application will need to contain the information set out in Schedule 6, clauses 9-13 of the Act.
- Information presented to the Minister for the Environment and/or Minister of Conservation and shared with other Ministers, local authorities and the Environmental Protection Authority under the Act (including officials at government departments and agencies) is subject to disclosure under the Official Information Act 1982 (OIA) or the Local Government Official Information and Meetings Act 1987 (LGOIMA). Certain information may be withheld in accordance with the grounds for withholding information under the OIA and LGOIMA although the grounds for withholding must always be balanced against considerations of public interest that may justify release. Although the Ministry for the Environment does not give any guarantees as to whether information can be withheld under the OIA, it may be helpful to discuss OIA issues with the Ministry for the Environment in advance if information provided with an application is commercially sensitive or release would, for instance, disclose a trade secret or other confidential information. Further information on the OIA and LGOIMA is available at www.ombudsman.parliament.nz.

Checklist

Where relevant to your application, please provide a copy of the following information.

No	Correspondence from the registered legal land owner(s)
No	Correspondence from persons or parties you consider are likely to be affected by the project
No	Written agreement from the relevant landowner where the project includes an activity that will occur on land returned under a Treaty settlement.

No	Written agreement from the holder of the relevant customary marine title order where the project includes an activity that will occur in a customary marine title area.
No	Written agreement from the holder of the relevant protected customary marine rights recognition order where the project includes an activity that will occur in a protected customary rights area.

Released under the provision of
the Official Information Act 1982