



Karaka North Village

Covid Recovery Fast Track

Master Planned Community

This document is an application pursuant to the COVID-19 Recovery (Fast-track Consenting) Act 2020 for a project to be referred to an expert consenting panel.

Introduction

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.

The property has operated as a dairy farm since it was purchased in 1993. In 2012, the Franklin District Council recognised the site as a residential growth node and a new company, Karaka North Village Limited (KNVL), was established to engage in the rezoning processes which included the Unitary Plan.

Karaka North Village will be a joint venture project between the landowner, KNVL, and New Zealand owned property development company Cappella Group Limited (Cappella).

Cappella are an experienced developer in both the commercial and residential land subdivision space. Cappella are not land bankers. We are strong believers in collaboration and building relationships with key stakeholders, consultants and consenting authorities to deliver a quality outcome.

Over the last seven years the principals of KNVL and Cappella have worked with both central and local government to consent and deliver several large scale housing projects which have utilised previous targeted legislation and specialist processing teams (i.e. HASHAA and Premium Resource Consent teams at Auckland Council and the Crown) to fast track consents to aid in the supply of much needed housing stock in Auckland. These project include:

- Twin Parks – Takanini
 - Special Housing Area
 - Resource Consent approved November 2014
 - Subdivision Complete/224C August 2016
 - 166 sections completed in under 2 years

- Oraha Estate – Huapai
 - Special Housing Area
 - Plan Change and Resource Consent approved March 2016
 - Subdivision Complete/224C June 2018
 - 232 sections completed in less than two and a half years
- Kauri Flats – Takanini
 - Special Housing Area
 - Plan Change and Resource Consent approved September 2016
 - Subdivision Complete/224C May 2019
 - 263 sections complete in under three years
- Kauri Landing – Takanini
 - Kiwibuild - 210 Kiwibuild homes
 - Consortium Agreement signed with Crown December 2018
 - Resource Consent granted March 2019
 - Subdivision Complete/224C December 2020
 - 81 Kiwibuild homes completed and 98 under contract to first home buyers as at 12 February 2021.
 - Last ballot of 50 homes was oversubscribed by 600%
 - Expected Completion Date October 2021 (13 months ahead of contract expiry date)
 - Kiwibuild letter of support available on request

We understand what is required from our team in terms of breadth of reports, assessment detail and quality to ensure that expedited consents can be processed successfully and have enjoyed the collaborative approach of working with specialist entities.

When COVID first forced the country into lockdown the Karaka North Village project was placed on hold. There was simply too much global uncertainty for us to continue. This delay, the number and nature of consents required and the anticipated processing timeframes means that an on site commencement date of October 2021 would not be achievable under the normal RMA consenting process.

Application for referral by Cappella Group Limited and Karaka North Village Limited

Proposal and effects

1) Description of the proposed project and activities it involves.

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 site is located on the corner of Linwood Road and Dyke Road, Karaka and is a 40 minute drive south of the Auckland CBD. It is 6km from Paerata, 8km from Drury and will benefit from existing planned infrastructure upgrades including SH1 Papakura to Drury, rail electrification to Pukekohe and the new Drury rail stations.

The development will build on the existing amenity and community infrastructure including a church, grocery store and the Council owned Karaka Community Event Centre and Sports Park. The park services the wider Karaka/Franklin community and provides a wide range of sporting opportunities, with significant upgrades planned and funded.

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 compliment 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.

KNVL has a Memorandum of Understanding with the three local mana whenua groups, Ngati Te Ata, Te Akitai Waiohua and Ngati Tamaoho. These parties reviewed the associated superlot subdivision application documentation, had input into the process and are satisfied with the consultation to date. Engagement with the local Iwi will continue through the preparation of the next consent application and its subsequent implementation on site.

The COVID Fast Track Consenting will be used to obtain consent for development of the entire property. The activities involved include:

- All earthworks
- Staged subdivision consent across the entire site including all:
 - Roading – new internal roads and upgrades to existing arterial and local roads adjacent to the site
 - Stormwater – piped reticulation and creation of additional wetlands for treatment
 - Sewer – piped reticulation, treatment and discharge
 - Water – relocation and drilling of new production bores (water take already consented), treatment, storage and reticulation.
 - Power and Communications to all sections.
- Regional consents for stormwater, wastewater, earthworks etc.
- Significant landscaping including
 - new wetlands
 - stream planting
 - SEA restoration
- 2 hectare Local Centre development including
 - approximately 8,000m² of gross floor area (retail, supermarket, office, hospitality etc.)
 - carparking
 - landscaping
 - temporary uses to support the development/community in the initial stages
- Stand alone venue/community building
- 850 dwellings¹

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

¹ All dwellings at Karaka North require a resource consent as either a controlled or discretionary activity. It is expected that the COVID application lodged with the EPA will include consent for a number of these dwellings but we cannot confirm the exact number at this stage. Subsequent consents through the RMA will likely be required for some of the higher density homes but the intention is to consent as much as possible now to make best use of the COVID legislation and reduce inefficiency and cost in the future.

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.

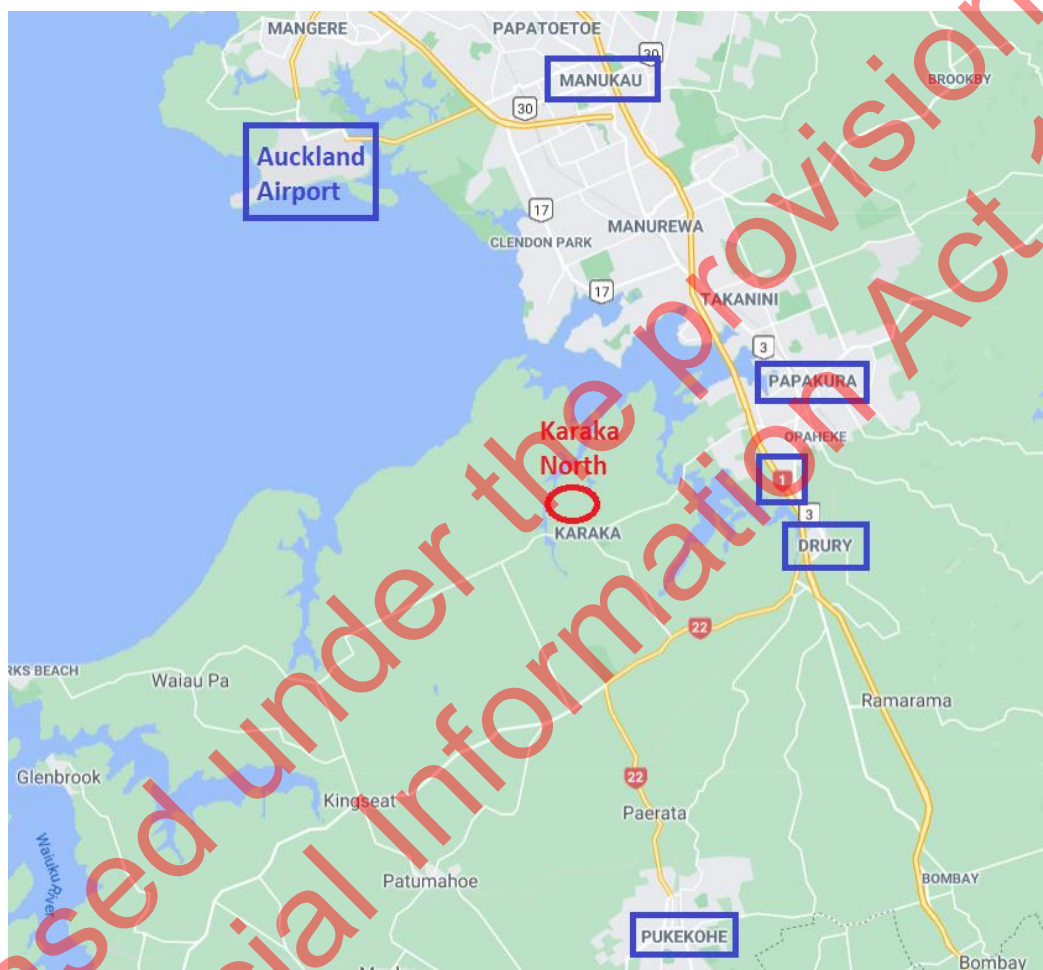
Stormwater will be treated via new wetlands and swales and conveyed to the existing watercourses on and adjacent to the site. Telecoms and power have been confirmed as able to be supplied by the utility operators. Therefore, there are no infrastructure constraints or reliance on any bulk upgrades that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

Consent will also be sought for the Venue Building at the north western portion of the site. This building will be circa 350m² and will function as a café/restaurant with the ability to be hired out for special events (birthdays, weddings etc.).

2) **The approximate location of the project, address, legal description, registered owners.**

Karaka North Village is an 81ha site located on the north-western corner of the intersection of Linwood Road and Dyke Road, Karaka, Auckland. The property is identified as 69A Dyke Road and 348 Linwood Road, being held in Lots 1 and 2 DP 536479. The registered owner is KNVL and the property will be jointly developed by KNVL and Cappella who are the applicants under this proposal.



3) **Anticipated start and finish dates for construction**

While a lot of preparation work has been undertaken to date in preparing and approving the Masterplans there is still a significant amount of work to go. The activities being consented (refer section 1) and reasons for consent (refer section 12) are extensive and cumbersome in a normal Council RMA consenting process.

Based on our HASHAA and Kiwibuild experience the time frame outlined below are achievable but only through a fast-tracked process. Without the fast-track COVID consenting these jobs would be pushed back at least 12 months and 18 months in respect of the house construction.

The fast-track consenting pathway will streamline consenting and enable construction to commence on site from the next earthworks season, October 2021 and be completed for all stages by the end of 2026. This provides an eight-month window within which to prepare and secure resource consent, complete full engineering designs and approvals, complete contractor procurement and initiate pre-start processes on site.

We also propose to consent the dwellings now. This will enable builders to be designing and preparing to build houses while sections are being created rather than preparing individual resource consent applications. Not only is this more efficient it means that the builders are employing their designers earlier in the process and these jobs are provided more immediately.

We expect house construction to commence late 2022 and be completed by the end of 2028.

The local centre and venue buildings will be constructed as demand increases. However, we expect temporary activities (café, sales offices etc.) to be established in the local centre in time for the first resident. Construction of all commercial areas is expected to be completed by the time the last house is built.

4) Whether project will be in stages and an outline of such 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.

The local centre development would sit as a standalone stage which would be progressively developed as housing supply within the local area grows and provides the catchment demand to support the local centre. Once established it will provide on-going employment for and provide services to the residents of Karaka North Village, and beyond that, the wider community.

5) Description of anticipated and known adverse effects on the environment, including temporary and permanent ongoing effects. Provide evidence where available.

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.

6) A general assessment of the project in relation to NPS and NES.

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.

Meeting the criteria

7) Explanation of how project meets the criteria in s18.

The project meets the criteria in section 18 of the Act. It does not contain any activities that are prohibited in the RMA, regulations, NES, the Auckland Unitary Plan or any proposed plan. The land and proposed activities are not subject to any Treaty settlements or within any customary marine title / customary rights area under the Marine and Coastal Area (Takutai Moana) Act 2011.

The project also will achieve the purpose of the Act (section 19).

- a) 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.

- b) 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.

- c) 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.

We would like to provide a simple example that illustrates how beneficial a fast-track process can be compared to the standard consenting process. Our Mill Road SHA was gazetted on 30 September 2015. By 15 September 2016 we prepared, lodged and had approved our plan variation and qualifying development resource consent for the subdivision works. The subdivision was then completed in 4 stages over 2 years and 8 months. From start to finish 263 sections were created in under 4 years.

In contrast the consent for our Karaka North Master Plan, was processed by the Council's Premium Consenting Team progressed under the normal RMA process:

- Early 2019 project commenced with Council pre-application meetings and discussions about how the consent would be processed
- During 2019 the pre-application discussions were expanded to include more Council specialists to ensure that there was wider Council support
- January 2020 we were advised that we had to present to the Urban Design Panel. This resulted in a 2-3 month delay in preparing the technical reports for the consent, as the Master Plan could have needed updating to reflect Urban Design Panel comments.
- March 2020 we experienced the first COVID lockdown and we placed the project on hold.
- June 2020 the effects of COVID were better known and we recommenced work
- August 2020 the application was lodged with Council who doubled the RMA timeframes immediately (despite all of the pre-application consensus).
- We had expected the consent to be issued before Christmas 2020, however in January 2021 we were advised that Council had still not completed its reporting and that it was going to send the application to an independent commissioner to make the notification and substantive decision.

- The Independent Commissioner granted the consent, non-notified, and approved the Master Plan on 27 January 2021 ending a 2 year consenting process.

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.

d) The project will result in public benefit:

- It will deliver employment (9,078 FTE) and increased business activity (\$1.14B) through construction and ongoing economic activity in the local centre².
- 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 Master Plan and associated documents are approved by Council and the AUP precinct requires them to be followed. This ensures that the completed development will be a well-functioning, considered and integrated urban environment which respects its place in a wider rural community.
- 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.

² Economic Impact Assessment undertaken by Property Economics available on request

- e) The Project does not have the potential to have significant adverse environmental outcomes, rather it will have positive effects. There will be extensive planting of new wetlands and existing streams both of which will be fenced off from stock, the significant ecological areas on the property will be enhanced and the dairy farming operation will cease.

Persons affected

8) List of all people you consider are likely to be affected by the project, including relevant local authorities, relevant iwi authorities and relevant Treaty settlement entities.

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. Duty Commissioner Kaye concluded:

- With regard to neighbouring persons to the north, it is noted that the masterplan intends a lower density towards this boundary, along with the inclusion of open space land. The Masterplan therefore will achieve a sense of spaciousness considered consistent with the Precinct provisions such that any adverse effects from a character/visual perspective will be consistent with those anticipated under the Unitary Plan.
- Neighbouring persons to the east of the site will observe the change from the current rural use to the progressive development of residential dwellings and a local centre. The scale and form of development along the eastern edge of the site is planned to be a single – two storey form of standalone dwellings and in this regard will generally reflect what the Precinct provisions anticipate. The number of road network connection points to Dyke Road has been minimised and although the additional residential yield will mean likely greater use of the road network, the placement of the proposed connections will mean that any adverse effects on vehicle movements will be minimised, while the required road upgrade works at the intersection of Dyke and Linwood Roads will ensure the safe movement of all vehicles in the locality.
- In respect of the neighbours to the west of the site, the separation provided by the Whangamaire Stream in combination with the proposed open space land shown in the masterplan will mean that any adverse effects arising from giving effect to the masterplan will be less than minor. Following from ongoing engagement between the applicant and the Council’s landscape and urban design specialist, the western edge

of the development has been refined so that the rural village concept as sought by the Precinct provisions will be satisfactorily provided.

- With regard to neighbouring persons to the south of the application site, those persons will observe a visual change as a consequence of the proposal. However, the layout proposed along the southern edge reflects what the Precinct provisions anticipate. The greatest change will lie in the road network changes; however, as a primary outcome of the proposal will be to adequately control traffic movement in the locality, it is not considered that there will be any adverse effects on these persons.”

In addition, there has been extensive consultation undertaken to date (refer section 9) and the site has been identified for growth since before the Auckland Council supercity amalgamation. We do not expect that the parties the Minister may consult with will raise any concerns.

We will continue to engage with local iwi (in accordance with the signed Memorandum of Understanding), Auckland Transport, Watercare, Franklin Local Board and Auckland Council Officers (Planning, Parks, Urban Design, Ecology, Development Engineering etc.) as the fast-track application is being prepared.

9) A summary of any consultation you have undertaken with those affected and the results of that consultation.

As touched on above, the property comprises the entirety of Karaka North Sub-Precinct A. It does not need to coordinate design with other properties in the adjacent sub-precincts nor does it require them to provide services before this land can develop.

The Masterplans have been extensively reviewed by Council and approved by an Independent Commissioner. This process started in 2019 and continued throughout 2020. The approval process has included review by Auckland Council Healthy Waters, Auckland Transport, Council Ecologists, Plans and Places, Parks, Urban Design and Planners. The relevant plans have been updated to include their feedback prior to finalisation and approval.

We have presented to the Auckland Urban Design Panel in January 2020. The Panel report supported the proposal with minor amendments requested. These have now been incorporated into the Master Plan. We also presented to the Franklin Local Board in February 2020 and the project was again well supported.

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.

There have been significant discussions with Auckland Transport. The Infrastructure Plan includes, at AT's request, upgrades to the existing roads (including a new roundabout) which we will deliver. They do not have any other wider transport concerns.

We have also had a number of discussions with Watercare to understand their plans for the wider area and specifically their thoughts on development at Karaka North Village.

10) A list of any Treaty settlements that apply to the project location, and a summary of the principles and provisions.

No Treaty settlements are relevant to the project's land.

Completing the project

11) A description of your legal interest in the land and whether all the land required for the project is in your control. Include a statement of how your interest in the land affects your ability to do the work.

The applicant / developer is the owner of the property which encompasses the entirety of Karaka North Sub-Precinct A. It therefore controls all the land necessary to complete the project and there is no reliance on other landholdings or owners.

Due to the length of tenure there is no debt on the property. This will enable funding for implementation of the Master Plan to be secured against existing equity in the property in addition to equity available in the wider Cappella and KNVL groups.

We have a well established reputation within the property development sector, and have built a trusted relationship with Auckland Council, Watercare and Chorus, as 'key account' customers of these organisations. We have a very good understanding of the market that we are selling into and this is demonstrated by the success of the Kiwibuild project which has sold well from Day 1.

We are not in the business of land banking or selling consented but undeveloped sites. Our intention is to implement and carry out the full development as soon as possible and we are targeting an October 2021 start. Therefore, this Fast-Track consenting process is the best and most realistic way to meet this timing.

12) An outline of the resource consents you consider are needed to authorize the project. This includes those that someone else may need and should include both district council and regional council consents; and the activity status of the consents.

Please refer to Appendix 2 for a full list of the resource consents needed to authorise this project.

13) Other legal approvals (other than contractual) that you consider may be required (e.g. ATM, Building Act, concessions under the Conservation Act etc)

We will require;

- Engineering Plan Approval from Auckland Council prior to construction of any assets which will vest in Council.
- Building consents for houses and other buildings, pump stations, treatment plants, storage tanks and retaining walls (if any).
- An Authority to Modify from Heritage New Zealand Pouhere Taonga³

These approvals are not on the critical path and will be secured as the subdivision works progress.

Other matters

14) A statement of whether you have already applied for resource consent under the RMA for the same or similar project. If so, provide the details and any decisions.

We have applied for and have had granted a 14 superlot 'scene setting' consent. This was done as a precursor to the subdivision consent to ensure that the Master Plan, Landscape Management Plan and Infrastructure Plans were approved by Council, as is required by the Precinct, in advance of us undertaking the more detailed subdivision consent application. We also have resource consent to take groundwater to supply potable water to the development.

15) A description of whether and how climate change and natural hazards would affect the project.

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.

³ This is a precautionary measure as there are some middens identified along the coastal margin adjacent to the site, however earthworks are expected to be well away from these areas.

16) A statement of any compliance or enforcement actions against you by a local authority or EPA under the RMA, and the outcome.

No compliance or enforcement actions have ever been taken against the applicant or the landowner.

Summary

We are an experienced developer who are familiar with fast-track consenting processes and the information requirements that come with them. We have a history of delivery and are resourced and ready to go at Karaka North Village.

The project will deliver 850 dwellings, local centre shopping and employment, over 9,000 FTE jobs and \$1.14B in economic activity. This is an exciting opportunity to create a unique living environment with an abundance of natural open space in a village setting, at a variety of price points which will have enormous appeal to the residents.

Without the COVID Fast-Track process we expect that there would be a minimum 12 month delay to commencing works on site and an 18 month delay in the construction of housing.

All of the reports and plans referred to in this application are listed in Appendix 1 and are available on request. We look forward to any feedback and progressing this project through the COVID Fast Track process.

Appendix 1
Available Documents

Resource Consent - 14 lot subdivision and supporting reports, including;

- Council Decision on Notification and Granting Consent
- Approved Master Plan
- Approved Landscape Management Plan
- Approved Infrastructure Management Plan
- Assessment of Environmental Effects
- Urban Design Panel Recommendations
- Integrated Transport Assessment and Transport Memo
- Landscape Design Report
- Arboricultural Assessment
- Ecological Assessment
- Contamination Reports (DSI and PSI)
- Geotech Investigation Report
- Draft Stormwater Management Plan
- Local Board meeting summary
- Archaeological Assessment

Permit to take groundwater to support development of Karaka North Sub-Precinct A

Memorandum of Understanding with Local Iwi

Kiwi Build letter of support

Preliminary Design Report for Water and Wastewater

Property Economics Economic Impact Assessment for Karaka North

Appendix 2
Resource Consents Required

Relevant plan / standard	Relevant rule / regulation	Reason for consent	Activity status	Location of proposed activity
NES for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCO)	Regulation 10 of the NES	Not a permitted or a controlled activity as the soil contamination exceeds the applicable standard in Regulation 7	Restricted Discretionary activity	69a Dyke Road and 348 Linwood Road
AUP C General Rules	C1.9. Infringements of standards	(2) An activity that is classed as a permitted, controlled or restricted discretionary activity but that does not comply with one or more of the standards applying to that activity is a restricted discretionary activity unless otherwise specified by a rule applying to the particular activity.	Restricted Discretionary activity	69a Dyke Road and 348 Linwood Road
AUP District Plan E5 On-site and small scale wastewater treatment and disposal	Table E5.4.1 Activity table (A6)	Discharge of treated domestic-type wastewater and wastewater (excluding trade waste) that does not meet the relevant standards or is not provided for by any other rule in the Plan	Discretionary Activity	69a Dyke Road and 348 Linwood Road
Regional Plan E6 Wastewater network management	Table E6.4.1 Activity table (A6)	Discharge of treated or untreated wastewater onto or into land and/or into water from a	Discretionary activity	69a Dyke Road and 348 Linwood Road

		wastewater treatment plant		
Regional Plan E7. Taking, using, damming and diversion of water and drilling	Table E7.4.1 Activity Table (A35)	Dams not otherwise listed or not meeting the permitted activity standards or controlled activity standards	Discretionary activity	69a Dyke Road and 348 Linwood Road
Regional Plan E7. Taking, using, damming and diversion of water and drilling	Table E7.4.1 Activity Table (A41)	New bores for purposes not otherwise specified	Controlled activity	69a Dyke Road and 348 Linwood Road
Regional Plan E8 Stormwater – Discharge and diversion	Table E8.4.1 Activity table (A10)	All other diversion and discharge of stormwater runoff from impervious areas not otherwise provided for	Discretionary activity	69a Dyke Road and 348 Linwood Road
Regional Plan E11 Land disturbance – Regional	Table E11.4.1 Activity table – all zones and roads (A9)	Greater than 2,500m ² within the Sediment Control Protection Area	Restricted Discretionary	69a Dyke Road and 348 Linwood Road
AUP E12. Land disturbance – District	Table E12.4.1 Activity table – all zones and roads (A6) & (A10)	Greater than 2500m ² and greater than 2500m ³	Restricted Discretionary	69a Dyke Road and 348 Linwood Road
AUP Vegetation alteration of removal	Table E15.4.1 (A15)	Vegetation alteration or removal within 20m of a rural lake	Restricted Discretionary Activity	69a Dyke Road and 348 Linwood Road
AUP Vegetation alteration of removal	Table E15.4.1 (A16)	Vegetation alteration or removal within 20m of rural streams, other than those in the Rural – Mixed Rural Zone	Restricted Discretionary Activity	69a Dyke Road and 348 Linwood Road
AUP Vegetation alteration of removal	Table E15.4.1 (A17)	Vegetation alteration or removal within 10m of rural streams in the	Restricted Discretionary Activity	69a Dyke Road and 348 Linwood Road

		Rural – Mixed Rural Zone		
AUP Vegetation alteration of removal	Table E15.4.1(A20)	Vegetation alteration or removal of greater than 25m ² of contiguous vegetation, or tree alteration or tree removal of any indigenous tree over 3m in height, within 50m of mean high water springs in the Rural –Mixed Rural Zone and the Rural – Rural Coastal Zone.	Restricted Discretionary Activity	69a Dyke Road and 348 Linwood Road
AUP E27 Transport	Table E27.4.1 Activity Table (A5)	Use of a vehicle crossing where a Vehicle Access Restriction applies under Standard E27.6.4.1(3)(a) (is located within 10m of any intersection as measured from the property boundary); and (c) (has frontage to an arterial road as identified on the planning maps)	Restricted Discretionary activity	69a Dyke Road and 348 Linwood Road
AUP E30 Contaminated land	Table E30.4.1 Activity table	Discharges of contaminants into air, or into water, or onto or into land not meeting permitted activity Standard E30.6.1.2;	Controlled activity	69a Dyke Road and 348 Linwood Road
AUP E36 Natural hazards and flooding	Table E36.4.1 Activity table Activities in overland flow paths	Diverting the entry or exit point, piping or reducing the capacity of any part of an overland flow path	Restricted Discretionary activity	69a Dyke Road and 348 Linwood Road

AUP E36 Natural hazards and flooding	Table E36.4.1 Activity table Activities in overland flow paths	Any buildings or other structures, including retaining walls (but excluding permitted fences and walls) located within or over an overland flow path	Restricted Discretionary activity	69a Dyke Road and 348 Linwood Road
AUP Subdivision	Table E38.4.1 Activity Table - Subdivision for specific purposes (A7);	Subdivision of a site with two or more zones or subdivision along an undefined zone boundary	Restricted Discretionary Activity	69a Dyke Road and 348 Linwood Road
AUP Subdivision	Table E38.4.1 Activity Table - Subdivision for specific purposes (A11)	Subdivision of land within any of the following natural hazard areas: • 1 per cent annual exceedance probability floodplain	Restricted Discretionary Activity	69a Dyke Road and 348 Linwood Road
AUP Subdivision	Table E38.4.1 Activity table - Subdivision for specific purposes (being Subdivision of a site within the one per cent annual exceedance probability floodplain) (A13)	Any subdivision listed in this activity table not meeting the permitted, controlled, or restricted discretionary activities standards in E38.7 Standards	Discretionary activity	69a Dyke Road and 348 Linwood Road
AUP Urban Subdivision	Table E38.4.2 Activity Table - Subdivision in residential zones (A18)	Vacant sites subdivision involving parent sites of 1ha or greater complying with Standard E38.8.3.1	Discretionary activity	69a Dyke Road and 348 Linwood Road

AUP Urban Subdivision	Table E38.4.3 Activity table - Subdivision in business zones A35);	Vacant sites subdivision complying with Standard E38.9.2.3	Restricted Discretionary activity	69a Dyke Road and 348 Linwood Road
AUP Urban Subdivision	Table E38.4.3 Activity table - Subdivision in business zones (being the site shape factor is not located outside of (a) the 1 per cent annual exceedance probability floodplain (A38)	Any subdivision listed in this activity table not meeting standards in E38.9 Standards for subdivision in the business zones	Discretionary activity	69a Dyke Road and 348 Linwood Road
AUP Rural Subdivision	Table E39.4.1 Subdivision for specified purposes (A8);	Subdivision of land within any of the following natural hazard areas: • 1 per cent annual exceedance probability floodplain	Restricted Discretionary activity	69a Dyke Road and 348 Linwood Road
AUP Rural Subdivision	Table E39.4.2 Subdivision in rural zones (being Minimum average site size and minimum site size) (A13)	Subdivision in the Rural – Rural Production Zone, Rural – Mixed Rural Zone, Rural – Rural Coastal Zone and Rural – Rural Conservation Zone not complying with Standard E39.6.5.1	Non-complying activity	69a Dyke Road and 348 Linwood Road
AUP H19	Table H19.8.1 Activity Table – use and	Restaurants and cafes not otherwise provided for in the	Non-complying activity	69a Dyke Road and 348 Linwood Road

	development [rp/dp] in Rural zones	Rural – Rural Coastal zone		
AUP Karaka North Precinct I417	Table I417.4.1 Activity table (A1)	Dwellings in the Residential – Single House and Residential – Mixed Housing Suburban Zones within Sub-precinct A	Controlled activity	69a Dyke Road and 348 Linwood Road
AUP Karaka North Precinct I417	Table I417.4.1 Activity table (A3)	Within the Rural - Mixed Rural or Rural - Rural Coastal Zones, dwellings outside the Rural Amenity Area or the Rural Character Area identified in Karaka North: Precinct Plan 1	Controlled activity	69a Dyke Road and 348 Linwood Road
AUP Karaka North Precinct I417	Table I417.4.1 Activity table (A4)	Dwellings in the Rural Amenity Area or the Rural Character Area identified in Karaka North: Precinct Plan 1	Discretionary activity	69a Dyke Road and 348 Linwood Road
AUP Karaka North Precinct I417	Table I417.4.1 Activity table (A8)	New buildings in the Business – Local Centre Zone in Sub-precinct A	Controlled activity	69a Dyke Road and 348 Linwood Road
AUP Karaka North Precinct I417	Table I417.4.1 Activity table (A10)	Subdivision complying with Standards I417.6.6 to I417.6.9 and in general accordance with the Karaka North: Precinct plan	Controlled activity	69a Dyke Road and 348 Linwood Road