

Summary of Effects Conclusions on Work Completed to date

GEOTECHNICAL EFFECTS

RILEY Consultants has prepared a Geotechnical Investigation Report for the proposed development of the Karaka North Village. RILEY has advised that based on the results of the field investigation findings, it considers the proposed development is suitable for the site and the soil conditions encountered, subject to the recommendations outlined in their report dated May 2020 which are summarised below:

- *“As a result of our qualitative and quantitative stability assessments, we consider that adequate FoS against instability should be available across the site.*
- *Shallow foundations are considered to be appropriate for NZS 3604 type residential dwellings up to three levels setback from the steeper slopes.*
- *Specific site investigation and foundation design will likely be required for the commercial structures and the retirement village. This will need to be confirmed once details of the development proposed in those areas are known.*
- *The soils encountered on-site have been assessed as Class H, with respect to AS 2870:1996. Further expansive soils laboratory testing is recommended at the geotechnical completion reporting stage to delineate Class H soil areas.*
- *Adequate FoS are available within the proposed development areas with respect to slope stability. The stability analysis results also indicate that from a geotechnical perspective there may be some opportunity to extend some areas of the development towards the steeper slopes and still maintain adequate FoS against instability for the roads and lots.*
- *Quantitative stability analysis of the existing dam indicates a satisfactory FoS, should be available following completion of pond upgrade works.*
- *Quantitative stability analyses of the proposed new wetland areas indicate that adequate FoS against instability should also be available here.*
- *The risk posed by potential contaminants present in the rubbish pit, oxidation pond and downstream areas of the main gully, including the proposed stormwater quality wetland and existing dam areas, should be brought to the attention of and assessed by a suitably qualified and experienced practitioner before works commence.*
- *Earthworks should be undertaken in accordance with NZS 4431. Preliminary soil compaction criteria are provided*
- *FoS against instability are sufficient to support direct discharge of stormwater into soakage pits, provided these are appropriately set back from any steep slopes.*
- *Soakage rates measured onsite are marginal with respect to stormwater disposal.*
- *Geotechnical observations and testing will be required during site development earthworks and service line installation.*

- *The upgrading of the pond and existing dam, including pumping of the pond, should be undertaken under the observation of a suitably qualified and experienced engineer, familiar with the contents of this report.*
- *Earthworks and engineering drawings should be subject to a geotechnical plan review prior to application for consent."*

Based upon the findings of the RILEY report, it is concluded that any adverse geotechnical effects of this subdivision proposal will be less than minor and no persons will be adversely affected by the proposal.

CONTAMINATION EFFECTS

ENGEO was engaged to undertake a Preliminary Environmental Site Investigation in 2019. This investigation identified numerous known and potential HAIL activities, as discussed in section 6 of the PSI report. ENGEO concluded given the identification of these potentially hazardous activities on the site, further intrusive investigation work was needed to assess the site's suitability for the eventual development of the rural village, as well as the controls that may be required during and/or post redevelopment to protect human health and the environment from site contamination. Section 9 Recommendations of the PSI set out the recommended intrusive works to be undertaken in the form of a Detailed Site Investigation (DSI).

A DSI was subsequently prepared by ENGEO to assess:

- The type, extent and level of contamination within the proposed development site;
- Whether contaminants of concern identified within the PSI present an unacceptable risk to human health; and
- Whether the soils remaining on the site are suitable for the proposed end use.

The results from the investigation work indicate that the remediation of soils in isolated areas is required for the site to be suitable for the proposed eventual development.

The details of the recommended remedial works are set out in section 10 of the DSI report. It is noted that the future land development is likely to be considered a restricted discretionary activity under Regulation 10 of the NES. It is further noted that ENGEO has advised given that the initial 14 lot subdivision will not involve any ground-breaking works, it is recommended that the Remedial Action Plan (RAP) be prepared when the development plans for the master planned 850 lot subdivision are finalised.

It is also noted that the presence of contaminant concentrations above the regional environmental discharge criteria indicates a short-term environmental discharge consent will likely be required under the AUP(OP) for soil disturbance associated with the redevelopment activities. This will also form part of the phase two consenting. Additional testing is also required to fully inform disposal options for any excess site material.

Overall, on the basis of the advice received from ENGEO, any adverse contamination effects from the proposal can be appropriately avoided, remedied and mitigated such that the contamination effects will be less than minor and no persons will be adversely affected by the proposal.

ARCHAEOLOGICAL EFFECTS

An Archaeological Assessment was undertaken by CFG Heritage in 2020. There are five archaeological sites recorded on the western edge of the subject site, adjacent to the Dyke Road Esplanade Reserve and the Whangamaire Stream. They are all midden sites. Three of the five recorded sites were able to be relocated. The remaining two were unable to be relocated due to dense vegetation on the stream banks. No new archaeological sites were recorded.

CFG has advised that the sites confined to the esplanade reserve, being (R12/234), (R12/235) and (R12/1091) are unlikely to be affected by the proposed works. The assessment also notes that while the extent of R12/1091 seems to be primarily within the esplanade reserve, it is close to the property boundary (less than 10m) and it is possible that undetected deposits could extend on to the property. The shell midden (R12/1090) straddles the property boundary. The project archaeologist has confirmed that the proposed works within the vicinity of these midden sites, including tree planting, minor landscaping and the creation of informal walking tracks will be able to be managed to avoid adverse effects on these archaeological features. The project archaeologist will also fence off the middens to prevent these areas being used for lay downs, spoil and parking.

Two sites (R12/1089 and R12/1090) are located on or near the property and the project archaeologist advised they could be potentially affected by the works. CFG has noted that it is possible that the deposits extend further than what was identified in the field and that additional unidentified deposits could be located in areas where ground disturbance is planned.

Recommendations to mitigate adverse effects include:

- Permanently fencing off the known extents of the archaeological sites, then leave them undisturbed in their current state;
- Where a midden is eroding out of a slope, i.e. R12/1090, it is recommended that planting take place on top of the midden under supervision of an archaeologist, to stabilise the deposit and prevent further erosion; and
- Any earth disturbance taking place within 50m of the Whangamaire Stream or within 20m of the known extents of the middens (R12/1089) and (R12/1090), should be monitored by an archaeologist.

In addition to the above, the following recommendations are made:

- An authority to destroy, damage or modify archaeological sites (R12/1089) and (R12/1090) and any other archaeological features that may be encountered within the identified works areas be applied for from Heritage New Zealand Pohere Taonga (HNZPT) under section 44 of the Heritage New Zealand Pohere Taonga Act 2014.
- Appropriate tikanga should be followed during works;
- In the event of koiwi (human remains) being uncovered, during any future construction, work should cease immediately and the appropriate tangata whenua authorities should be contacted so that suitable arrangements can be made;
- Since archaeological surveys cannot always detect sites of traditional significance to Maori, or waahi tapu, the appropriate tangata whenua authorities should be consulted regarding the possible existence of such sites, and the recommendations of the archaeological assessment.

Overall, on the basis of the advice received by CFG Heritage, and as the applicant will adopt all of the above recommendations, it is concluded that any adverse effects on archaeology from the proposal will be less than minor and that no persons will be adversely affected by the proposal.

ECOLOGICAL EFFECTS

An Ecological Assessment was prepared by Bioresearches Limited in June 2020 in relation to the proposed development of Karaka North Village.

A site walkover and a watercourse classification survey of the development was conducted in December 2019. The aquatic habitats and flow paths were 'ground-truthed' on the site and classified in accordance with the definitions of the AUP(OP). The results of the classifications informed the design of the proposed master plan development. The terrestrial habitats and fauna on the site were also identified.

The assessment concluded that the master plan design avoids streams and aquatic habitats, does not impinge on the adjacent SEA-terrestrial or SEA-marine and does not adversely affect any other significant ecological habitats.

In order to mitigate ecological effects at the detailed design stage, the following plans and design solutions are recommended by Bioresearches:

- Weed Control Plan;
- Coastal Vegetation Planting Plan and Stream Riparian Planting Plan, including the provision for maintenance and replacement plantings, for a period of at least five years (where these areas sit within the development site);
- Animal Pest Control Plan;
- Climbing fish passage design solutions to be incorporated into the pond outlet culvert, to improve the upstream and the downstream connectivity; and
- Lizard Management Plan.

Overall, on the basis of the advice received by Bioresearchers, and as the applicant will adopt all of the above recommendations and provide for these in the comprehensive development of the site, it is concluded that any adverse effects on ecology from the proposal will be less than minor and that no persons will be adversely affected by the proposal.

ABORICULTURE EFFECTS

An Arboricultural Assessment of the proposed development at Karaka North Village was prepared by Peers Brown Miller in April 2020. The assessment identified protected vegetation within the subject site as well as any specific vegetation of note. The vegetation was considered to be non-exemplary for the most part, with the exception being the two rows of avenue trees comprising of London Plane and English Oak, respectively, growing along two of the existing raceways.

As no vegetation clearance was proposed in conjunction with the superlot subdivision, and no works were proposed within the vegetated watercourse areas, no specific assessment was required against the AUP provisions. However, the future works intended within the areas where protected vegetation has been identified, will require specific assessment at the time of the phase two consenting, when the detailed design is available.

Based on the above advice received from Peers Brown Miller, it is concluded that any adverse aboriginal effects of this proposal will be less than minor and no persons will be adversely affected by the proposal.

TRANSPORTATION EFFECTS

Commute has prepared an Integrated Transport Assessment in relation to the proposed master plan that has been developed that seeks an increase in residential yield on the subject site to provide for up to 850 dwellings. This is 390 dwellings above that provided for within the Precinct Plan (460 dwellings) and 628 dwellings above that already consented for the site (222 dwellings). In addition, the site would provide for 2ha of local commercial activity / village centre.

Commute acknowledges that it is proposed in phase two of this development to develop some 30 new internal roads with a mix of cross-sections and functionality, including local streets and green streets. Primary vehicle access would be via two new intersections with the frontage roads - one onto Dyke Road and one onto Linwood Road, with eight smaller secondary new intersections (two on Linwood Road and six on Dyke Road) which are also proposed in conjunction with the phase two consenting. Roadway upgrades are also proposed in the next phase to the Linwood Road / Dyke Road / Blackbridge Road intersection, along a portion of the site's Linwood Road frontage (north side only) and the entire site's Dyke Road frontage (west side only).

New driveway entry and exit points will be proposed on both Dyke Road and Linwood Road, to access the village / local centre, when applications are lodged for that portion of the land.

The ITA report assesses the effects of the full development build-out in accordance with the proposed master plan and its compliance with the relevant Unitary Plan rules. In particular, this report assesses the following:

- adequacy of the proposed access provisions onto the road network;
- road safety of the surrounding transport network and likely impacts of site development;
- provision for pedestrians and cyclists both within the rural village and with access to Linwood, Dyke and Blackbridge Roads;
- effects on the Linwood Road corridor arterial;
- effects on the Linwood Road / Dyke Road / Blackbridge Road intersection;
- The effects of the proposed master plan activities on the signalised intersections;
- Indicative road cross sections and geometry; and
- Comments on parking, loading and access provisions.

These and other transportation matters are addressed in detail in the ITA. By way of summary, Commute concluded in their assessment that if the proposed development as detailed in this report is undertaken, minimal adverse effects to the function, capacity and safety of the surrounding transport network are anticipated.

Based on the above assessment from Commute, it is concluded that any adverse traffic effects of this proposal will be less than minor and that no persons will be adversely affected by the proposal.

INFRASTRUCTURE EFFECTS

Calthom Consultants has prepared an Infrastructure Management Plan (IMP) which has now been approved by Auckland Council. The IMP sets out how the entire Sub-precinct A land will be serviced for up to 850 lots, with detailed design for these works being underway. The applicant has also undertaken a preliminary study which has confirmed that wastewater servicing on site is achievable for the development proposed in the master plan. This is further discussed in the IMP. Therefore, even if a connection to a public sewer cannot be provided by Watercare, the proposed master plan yield can still be serviced for wastewater.

The draft SMP seeks to integrate the greenfield land within the site, currently zoned as urban (being Local Centre, Mixed Housing Suburban and Single House), which is covered under the Auckland Regional Network Discharge Consent, with the remainder of the site being greenfield land currently zoned as rural (being Mixed Rural and Rural Coastal) which will require a separate discharge and diversion consent application to be lodged in conjunction with Phase two.

The stormwater design philosophy proposed for this project is governed by Auckland Council guidelines and requirements and water sensitive urban design principles which seek to safeguard, and where possible, enhance the natural properties of the land and maintain hydrological features as much as practicable.

In turn, the stormwater management approach is influenced by the type of receiving environment. There are seven different catchments for the 10-year event, four of which discharge to stream environments, and three to the coastal environment.

Calthom Consultants has advised that the key stormwater management objectives for Karaka North Village will be addressed as follows:

- **Primary flow** (10-year ARI) management by collection and safe conveyance of flows in primary piped and/or swale networks.
- **Secondary flow** (100-year ARI) management by safe conveyance of flows via overland flow paths within road reserves and other designated areas.
- **Stormwater quality treatment** to manage urban stormwater contaminants for the protection of receiving coastal and stream environments. This will be achieved primarily via communal wetland devices for each of the catchments.
- **SMAF1 mitigation controls** for the protection of the four stream catchments. This will be achieved by a combination of at-source retention via rainwater tanks and communal raingardens for the lot and road areas, respectively, and SMAF detention within the communal wetlands that discharge to the outlet.
- **Outlet protection** for the management of risk and scour erosion risks associated with stormwater discharges.

Additionally, the draft SMP recommends that after the establishment of roads and infrastructure but prior to and during the establishment of buildings on the lots, the following measures be undertaken:

1. Ensure that any runoff is diverted away from the wetland and bioretention systems, so as to not prematurely clog and contaminate the devices.
2. Ensure that strict erosion and sediment controls, to the requirements of Auckland Council guideline document GD05, be followed by the lot owners during the construction of houses / buildings on the lots, and that systems be put in place to this effect via conditions of building consent for the lots (or suitable alternative means).

It is considered that the stormwater management measures and recommendations given in the draft SMP meet the Auckland Council's stormwater objectives and the specific requirements of the project and constitute the best practicable option for the development. As such, it was concluded that the development will result in effects that are less than minor from a stormwater quantity, quality, erosion and safety perspective. Furthermore, the transition from dairy use and introducing SMAF provisions and wetlands will result in a better long-term outcome for the environment. Feedback has just recently been received from the Healthy Waters team on the draft SMP and this will need to be considered and incorporated into the final SMP, as appropriate.

Based on the above advice and assessment received from Calthom Consultants and AR & Associates, it is concluded that any adverse infrastructure servicing effects of this proposal will be less than minor and that no persons will be adversely affected by this proposal.

RURAL CHARACTER AND LANDSCAPE EFFECTS

A Landscape Management Plan has been provided by Greenwood Associates which sets out the ongoing management of the open space areas set out in the village master plan. In addition, Greenwood Associates has prepared a Landscape Design Report (LDR), with the purpose of providing design support for the now approved LMP. The LDR summarises the design of the landscape approach to the creation of the rural village at Karaka North.

The above-mentioned design criteria are being practically applied to the site through the following design responses for the development of the Karaka North Village, which will be implemented through the approved LMP, as follows:

- Fencing restricted to post and wire, post and rail and timber screens
- Private lots bordering open space restricted to post and wire, post and rail and hedges
- Open space planting limited to trees planted as single specimens or organically arranged groves
- Movement network through open space utilizing posts to organize movement but allow for freedom of movement
- Incorporation of water body areas into movement network
- Utilization of existing stock movement paths for both pedestrian movement and stock movement
- Ensuring open space both amenity and rural character are interwoven with large stocked paddocks throughout, to ensure a working farm is maintained
- Street planting in lower density residential areas randomly organised

- Street planting in higher density residential areas formally organised

It is concluded that implementation of the above measures will result in the creation of a distinct rural village at Karaka North which features a level of non-uniformity in terms of the appearance of the built form and general arrangement of the public realm that is often characteristic of a New Zealand village and its surrounding rural environment.

Greenwood Associates have created a landscape design philosophy which encompasses the key principles of maintaining rural character to the western edge and rural amenity within the eastern pastoral flats while introducing elements, both vegetative and structural, that maintain the farm character and amenity, and provide a living environment for future residents that provides freedom of movement and allows access to a working farm, all whilst protecting and enhancing the site's natural resources.

In addition, Greenwood Associates have created an open space hierarchy which defines open space use and allows for a variety of uses and results in the above-mentioned outcomes as well.

It is considered that the design criteria will successfully integrate the proposed village development and its accompanying built form into the wider rural vernacular. The criteria have also produced a level of amenity that will contribute to the visual/cognitive perceptions within the site which will ensure that prevailing wider sense of rural character is maintained at both a macro and micro level within the site and as perceived from outside the site.

Based on the above assessment and advice received from Greenwood Associates, it is concluded that any adverse rural character and landscape effects of this proposal will be less than minor and that no persons will be adversely affected by the proposal.

EFFECTS ON AMENITY VALUES

Section 2 of the RMA defines amenity values as *"those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes"*.

Taking the above into account, it is noted that landscapes which contribute to amenity and the quality of the environment are implicitly given special recognition under sections 7(c) and (f) of the RMA which require decision-makers to have particular regard to "the maintenance and enhancement of amenity values" and "the maintenance and enhancement of the quality of the environment".

These landscapes contribute to people's appreciation of the pleasantness, aesthetic coherence and cultural or recreational attributes of an area, as well as those which contribute to the functioning of ecosystems. They may also relate to very specific values or associations – as is the case in this rural area where there are directions within the Karaka North Precinct provisions to achieve rural village amenity and draw on the rural character of the surrounding area.

Unlike Outstanding Natural Features Areas and/or Outstanding Natural Landscapes, there is no presumption that landscapes which contribute to amenity and environmental quality will be retained in their current state.

Instead, it is widely accepted that landscapes may continually change as land uses and settlement patterns modify over time. However, change is to be carefully managed to ensure that the overall amenity and environmental quality of the area is maintained or enhanced.

It is considered that the LMP and the master plan work together to reflect this measured approach whilst providing for the integrated development of a rural village settlement in accordance with the Karaka North Precinct provisions.

This approach can be seen reflected in the design vision for this landholding, including the urban design principles that have informed the design of the master plan and the associated landscape master plan through the following design responses to achieve rural village amenity and draw on the rural character of the surrounding area to enhance the amenity values and the quality of the environment, as follows:

- A landscape design philosophy has been derived from assessment of the wider rural district, comprising patterns and features that represent its rural character and amenity values. Greenwood Associates have defined features which typically identify a New Zealand rural village settlement in order to represent those elements in the landscape and ensure the underlying framework of the existing farm is maintained and enhanced by preserving its most prominent visual features and rural character elements;
- The proposed development provides for the highest density around the Linwood and Dyke Road intersection where section sizes will comprise upwards of 180m², allowing compact living closest to the amenities of the local centre. The density will gradually transition to stand-alone housing on section sizes upwards of 300m² and gradually decrease towards the north and west of the site, where section sizes upwards of 400m² will be created in the south west corner of the site, and upwards of 600m² in the west of the property, before reaching the larger lifestyle lots, with section sizes upwards of 1,300m² in area, along the western and northern interfaces;
- The streetscape treatments within the more urbanised areas is intended to fit this changing vernacular, in the lower density 'rural' areas, streetscape planting would feature no discernible pattern with varied tree species, as is typical of the non-uniformity of New Zealand rural villages. Moving towards the village centre streetscape modulization becomes more formalised, eventually culminating in a formalised avenue street planting layout. This approach will also be utilised for front yard planting on the individual sites (i.e. the planting visible from the public realm of the streetscape) and will be controlled through the implementation of the LMP;
- Key natural features, such as the two treed avenues and existing farm races, the planted gullies, and large areas of open farm land will remain highly visible and be enhanced;
- The existing pond and vegetation fingers will be retained and used for recreational purposes, and will be made accessible by foot;
- The proposed street pattern will respect the natural topography of the site;
- Earthworks are to be minimised, where possible, to retain the existing rural landform and character, including the open western interface to the Whangamaire Stream;

- The environment celebrates recent farming history and local heritage of the area. Several farm paddocks in the middle of the site will be retained for grazing as well as a farm building which will maintain the existing rural amenity and farm character of the property;
- The western edge will continue to be grazed with stock and considerable setbacks will be set in place, of more than 80m between the western edge of the property and the nearest building platforms. This space will be planted in accordance with the LMP and include informal pedestrian tracks for residents and visitors to enjoy;
- Vegetated screening is proposed along Linwood Road to mitigate and reduce any potential visual effects of the village development, as experienced from the road;
- The vegetation screening will combine with a single storey house height restriction in the south-west portion of the property to reduce the potential for adverse effects to arise on the open rural western interface;
- Fencing types will be restricted across the development to being of a rural nature only and will include post and wire, post and rail, timber screens and hedging;
- The open space planting is limited to trees planted as single specimens or organically arranged groves;
- The movement network through rural open space areas will utilise posts to organise movement, but at the same time allow for freedom of movement;
- Water body areas have been incorporated into the movement network;
- Existing stock movement paths have been utilised for both pedestrian movement and stock movement;
- Provision of a green network in direct response to the wider rural district, that provides for an open space hierarchy with uses that maintain the farm character and amenity, provide a living environment for future residents that promotes freedom of movement and allows access to a working farm whilst protecting and enhancing the site's natural resources.
- Public access will be significantly enhanced to and adjacent to the Dyke Road Esplanade Reserve through the rural character area in the western interface, which is currently, generally inaccessible due to the extent of Significant Ecological Area that sits within the existing esplanade reserve area, as well as at the existing entry point from Linwood Road;
- Provision will be made for parking along the western interface for visitors to the site to enjoy the rural open space network;
- Direct public access to the Dyke Road Esplanade reserve will also be provided from the northern most east-west road in the site;
- Significant Ecological Areas are to be retained and enhanced;
- A Residents Association will be established to manage the majority of the privately owned areas within the village and ensure the desired rural amenity and character is maintained and retained at all times;

- Design guidelines are provided within the master plan report and will achieve high-quality outcomes through the provision of one set of principles to derive the street and block layouts, as well as the individual house and site designs;
- All dwellings will be subject to high level design guidelines that will require the built form, shape, materials and colours to be sympathetic to the rural surroundings; the dwelling designs will be required to consider solar orientation and creation of private outdoor space. Individual on-site landscaping and fencing will also need to be compatible with the precinct's rural character and amenity values and the dwellings should comply with the relevant development and land use controls, including any modifications being sought through the now approved consent notices;
- Dwellings located along the western interface within the Rural Character Area are required to provide for the above high level design guidelines, whilst also achieving non-uniformity of building locations and distribution of density. The dwellings will also be required to integrate with the surrounding topography, minimise earthworks and incorporate any existing vegetation with the lot;
- Minor dwellings are not permitted on any lot;
- Only one accessory building may be constructed on any residential lot and it must not be located within the front yard. Further, where an accessory building is visible and not screened from the public realm, and for all lifestyle lots, the accessory building must be constructed in the same colours and materials as the primary dwelling.
- The dwelling, and any accessory building as well as the access, turning and manoeuvring for each lot will need to be accommodated within the identified building platform on the lifestyle lots within the Rural Character Area. The building platforms will be identified in Phase two consenting stage;
- Design guidelines have been provided for the development of the community venue on super lot 1013, namely; the building should have a pitched roof of between 37.5 and 42.5 degrees that makes reference to farm buildings, the cladding materials should make reference to rural character and the cladding colours should be natural and have earthy tones. Only one building is permitted, it can be designed as a contiguous structure consisting of a primary form, with secondary forms and links (if any). In addition, one accessory building (related to the use of the primary building) can be constructed. The building(s) have a maximum height of 6m and a combined maximum building coverage of 10% of the building curtilage area;
- An internal review process via the Karaka North Design Review Panel (developer representatives included) will assess whether any application meets the master plan and the design guidelines to ensure that a rural village outcome eventuates;
- All landscape planting (existing and proposed) is required to be in accordance with the approved Landscape Management Plan, including the planting schedules;
- A rural themed playground is proposed to be created in the Neighbourhood Open Space area;
- A village green is intended for community recreational activities and could also accommodate markets and large events, in conjunction with the village square. The village green will have a

strong public character, due to its edges being lined with public streets and / or continuous building frontages. It is proposed to be on the northern edge of the centre so that it links up with the farm paddock across the street and contributes to the continuation of the open space network;

- A village square will be the heart of the village, accommodating community events and other urban activities, including outdoor dining and opportunities to meet, gather, and relax and it will be located and designed to achieve visual and physical alignment with other public open spaces; and
- A local centre will be provided closest to the intersection of Dyke and Linwood Roads and will service the needs of the local residents and the surrounding community. This will build upon the existing community hub, which includes the St Margaret's Café and Bistro, St Margaret's Anglican Church, the gourmet grocery store (Paddock to Pantry), the Karaka War Memorial Hall and Community Events Centre, the Karaka Play Centre, as well as the local bowling, rugby and tennis clubs.

It is considered that the above design responses will combine to carefully manage this landscape change to ensure that the overall amenity values and environmental quality of the area is maintained or enhanced and that no persons will be adversely affected by the proposal.

EFFECTS ON MANA WHENUA VALUES

Consultation is currently being undertaken with mana whenua in accordance with a joint Memorandum of Understanding (MoU) in relation to the overall development of the Karaka North Village. The parties to the MoU are the applicant, Karaka North Village Limited, Ngati Te Ata, Te Akitai Waiohau and Ngati Tamaoho Trust.

The MoU was signed in November 2015 as an agreement of the co-operation between the Parties, and in particular, a commitment to ongoing consultation beyond the issue of Council's decision on the original resource consent application for this landholding, which was discussed in the background section of this report. A copy of the signed MoU has been previously provided for consideration of this fast-track application.

Consultation with the Parties in relation to the most recent master plan began at the end of 2019 and has been on-going since then. Discussions and correspondence have been undertaken with Ngati Te Ata (Karl Flavell and Edith Tuhimata (who it is understood is now with Ngati Tamaoho)), Ngati Tamaoho (Lucie Rutherford and Denis Kirkwood) and Te Akitai Waiohau (Nigel Denny). Copies of the correspondence with local iwi can be provided upon request.

Several meetings, including on-site meetings, have been held over the last year to discuss the various aspects of this proposal, including the extension to the groundwater take application, increased wastewater flows and the archaeological authority to modify in the event that unknown items could be discovered during earthworks on the site. The content of the draft Stormwater Management Plan has also been discussed, all in conjunction with the proposed master plan development of the site. The master plan has also been available at all meetings to assist with discussions. A copy of the draft SMP as well as the archaeological assessment has been provided to the three Parties mentioned above.

The following advice was verbally provided by the parties during the on-site meetings:

- The five middens located within the western edge of the property are to be protected, including a site inspection and identification prior to any earthworks beginning near the coastline area;
- Cultural monitoring during earthworks, including engagement pre-earthworks to ascertain which parts of the site should have cultural monitoring;
- Accidental discovery protocols have been provided;
- If there is a walkway proposed within the western Rural Character Area, the Iwi's preference (which the applicant supports) is that it is laid on the surface with minimal to no earthworks or that it is grassed to protect this location;
- A verbal preference has been expressed for on-site wastewater treatment;
- Native coastal species are utilised for restoration and enhancement planting;
- Rainwater harvesting/reuse for the houses;
- The existing pond should be desilted (with the water pumped onto the paddocks and then the silt removed), and the bank should be re-contoured/stabilised (i.e. rock lined below the water level) so that it does not erode under the water line. New native planting should also occur in this area;
- The water coming into the existing pond needs to pass through wetland(s) with a forebay;
- There is a concern with the ducks fouling water in the existing pond. A suggestion was that the pond could be partly planted with raupo and/or the tree canopy could be retained so that the pond was less visible to ducks in the first instance. It is noted that the applicant's preference is for the retention of the existing tree canopy;
- The stormwater wetlands are supported. The wetlands need to include a forebay, planting and be fenced off from stock;
- The iwi require details on the treatment proposed for any high use roads and carparks;
- The iwi would like to see the existing pines and other weeds removed from the esplanade/SEA and were happy with the proposition that the area currently grazed would remain that way with stock and pedestrian tracks provided. The applicant advised Iwi that the majority of the SEA was outside of the area of works; and
- The iwi expressed a potential concern that people may throw grass clippings over the fence and into the gully to the north.

Further queries were raised by Ngati Tamaoho Trust and responses to these were provided by the applicant in November 2020. Ngati Tamaoho Trust confirmed that while more queries may arise as time goes by, they were currently satisfied with the responses received. It was advised they were confident that Ngati Tamaoho and the applicant will continue to have a good working relationship moving forward. The applicant acknowledges that this engagement is on-going.

A formal response was also received from Te Aakitai Waiohua in November 2020 formally advising and confirming on the basis of the 2015 Iwi MOU and additional agreed outcomes being given effect to

and provided for including what they have assessed and reviewed in the RC application documentation, that any actual and potential effects on Te Aakitai Waiohua cultural values have been avoided, remedied, or mitigated to an acceptable level. Te Aakitai Waiohua confirmed that they do not oppose the overall consent being approved by Council as long as the protocols, recommendations, and the planning documents where applicable as researched by the Kaitiaki are observed and adhered to.

Ngati Te Ata formally responded in February 2021 stating that they are one of the mana whenua groups at Karaka and in the Franklin district. They have a traditional relationship and a long-standing history to this area. This can be confirmed through any historical record. The Karaka North Village site is approximately 81 ha with a proposed yield of 850 residential units including a village square. Ngati Te Ata advised they are satisfied with the consultation and iwi engagement to date, however there will no doubt be further matters that arise as the development progresses. For Ngati Te Ata it is about ensuring that the relationship and trust that has been built up over the years between the two organisations is nurtured and respected and they continue to commit to the signed MOU Agreement stipulations that are incumbent on both parties. They consider that the MOU Agreement also needs to be reviewed periodically, as it was signed in 2015, to ensure that both parties are honouring it.

Based on the above consultation undertaken to date, it is concluded that any adverse effects on mana whenua values arising from this proposal will be able to be adequately addressed through on-going consultation in accordance with the MoU to result in effects that are less than minor and that no persons will be adversely affected by the proposal.

Yours sincerely

Purpose Planning Limited



Karyn Kurzeja
Director / Planning Consultant