

Hon David Parker BCom, LLB

Attorney-General

Minister for the Environment

Minister for Oceans and Fisheries

Minister of Revenue

Associate Minister of Finance



15 MAR 2021

BN 2021-B-07669

Ministers of/for:

Infrastructure; Māori Crown Relations: Te Arawhiti; Housing; Education; Arts, Culture, and Heritage; Treaty of Waitangi Negotiations; Local Government; Land Information; Defence; Transport; Conservation; and Climate Change

Parliament Buildings
WELLINGTON

Dear Ministers

COVID-19 Recovery (Fast-track Consenting) Act 2020 – comments sought on application for referral – Karaka North Village

This letter is sent to you pursuant to section 21(2) of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA).

The aim of the FTCA is to urgently promote employment to support New Zealand's recovery from the economic and social impacts of COVID-19 and to support certainty of investment while continuing to promote the sustainable management of natural and physical resources, and meet Treaty of Waitangi obligations.

The proposed project is described in the enclosed schedule, and a copy of the application is electronically attached.

I invite you to provide written comments on the proposed project under section 21(2) of the FTCA. I note that if this project is referred to an expert consenting panel for determination, the applicant will then be required to lodge a more detailed application including an environmental assessment and cultural impact assessment with the Environmental Protection Authority. You will have a further opportunity at that stage to provide comments on the application to the expert consenting panel.

Please provide your comments via return email within 10 working days if you wish me to take them into consideration when making a decision on whether to refer the application to an expert consenting panel.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'David Parker', with a stylized flourish at the end.

Hon David Parker
Minister for the Environment

Enclosures:

- A. Schedule of proposed project
- B. Application to refer Karaka North Village to an expert consenting panel including supporting information

Released under the provision of
the Official Information Act 1982

Appendix A - Schedule of proposed project

Project	Applicant	Details
Karaka North Village	Cappella Group Limited (Cappella) and Karaka North Village Limited (KNVL)	<p>The Project includes:</p> <ul style="list-style-type: none"> subdivision and land development to create up to 598 residential lots, 17 super lots for future comprehensive residential development, a local commercial centre super lot, four utility lots, and approximately six recreation/drainage reserve/rural amenity farm lots further subdivision and land development of three of the 17 super lots to create an additional 52 residential lots construction of up to 9,000m² Gross Floor Area (GFA) of commercial buildings within the local commercial centre, and construction of a community venue building of up to 350m² GFA within a rural amenity farm lot future development of up to 850 residential units to be constructed by other parties. <p>The Project will involve earthworks and land disturbance, disturbance of potentially contaminated land, discharge of wastewater and contaminants, damming, diversion and discharge of stormwater, use, treatment and conveyance of water, vegetation alteration and removal, modification to and structures within or over an overland flowpath, construction of three waters and roading infrastructure, development of recreational areas, construction of commercial and community buildings, and associated works.</p> <p>The Project will be undertaken in accordance with the Masterplan, Infrastructure Management Plan, and Landscape Management Plans for the Karaka North Precinct approved by Auckland Council on 2 February 2021.</p> <p>The Project requires subdivision and land use consents, and water and discharge permits under the Auckland Unitary Plan.</p>