

2021-B-07669

Shane Ellison  
Chief Executive  
Auckland Transport  
s 9(2)(a)

Dear Shane Ellison

**COVID-19 Recovery (Fast-Track Consenting) Act 2020 – Karaka North Village –  
Comments sought**

In the week commencing 15 February 2021, the Minister for the Environment (the Minister) received an application from Karaka North Village Limited and Cappella Group Limited to refer the Karaka North Village Project (the Project) to an expert consenting panel (a panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA).

The Project is described below, and a copy of the application is attached.

The Project is located at 348 Linwood Road and 69A Dyke Road, Karaka, Auckland and includes:

- 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 9,000m<sup>2</sup> Gross Floor Area (GFA) of commercial buildings within the local commercial centre, and construction of a community venue building of up to 350m<sup>2</sup> GFA within a rural amenity farm lot
- future development of up to 850 residential units to be constructed by other parties.

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.

The applicants propose that the subdivision and land development will be consistent with the Masterplan, Infrastructure Management Plan, and Landscape Management Plans for the Karaka North Precinct approved by Auckland Council on 2 February 2021.

The applicants are seeking subdivision and land use consents, and water and discharge permits under the Auckland Unitary Plan, to be determined for the Project through the fast-track process.

You have been identified as an agency that may have an interest in the Project because the Project includes works within Auckland Transport's roading corridor. On behalf of the Minister, I invite you to provide written comments on the referral application pursuant to section 21(3) of the FTCA. A template is attached for this purpose.

Please provide your comments via return email within 10 working days so that the Minister can take your comments into consideration when deciding on the application. If the Minister decides to refer the Project to a panel, the applicants will provide a detailed assessment of environmental effects at this next stage.

If you would like more information about the fast-track consenting process, or to discuss this application, please contact the fast-track consenting team to arrange an appointment at [fasttrackconsenting@mfe.govt.nz](mailto:fasttrackconsenting@mfe.govt.nz).

Yours sincerely



Sara Clarke  
**Manager, Fast-Track Consenting Team**

Enclosures:

- A. Application to refer the Karaka North Village project to an expert consenting panel
- B. Response template for written comments