

2021-B-07669

Patricia Reade  
Chief Executive  
Auckland Council  
s 9(2)(a)

Dear Patricia Reade

**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.

Under delegated authority from the Minister, I invite you to provide written comments on the referral application pursuant to section 21(2) of the FTCA. A template is attached for this purpose. Comment is sought on the specific matters outlined in the table below, and any further information you consider relevant to the Minister's decision on whether to refer the Project to a panel. If it is more efficient to discuss this application, please contact me or my team at [fasttrackconsenting@mfe.govt.nz](mailto:fasttrackconsenting@mfe.govt.nz) to arrange an appointment.

Specific questions on the application
1. Are there any reasons that you consider it more appropriate for the Project, or part of the Project, to proceed through existing Resource Management Act 1991 (RMA) consenting processes rather than the processes in the FTCA?
2. What reports and assessments would normally be required by the Council for a project of this nature in this area?
3. Do the applicants, or a company/ies owned by the applicants, have any environmental regulatory compliance history in Auckland City?



Also note that if the Minister decides to refer the Project to a panel, you will have the opportunity to nominate a local authority representative (who could be a councillor or independent hearings commissioner) to sit on the panel and determine the resource consent applications for the Project. The applicants will provide a detailed assessment of environmental effects at this stage and you will have the opportunity to provide further comments to the panel. The Ministry for the Environment has prepared guidance on local authority involvement with fast-track consenting projects which you can access on the Ministry for the Environment website.

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.

Yours sincerely



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

Enclosures:

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

cc: Ian Smallburn, General Manager Resource Consents, Auckland Council -  
s 9(2)(a)