



2021-B-07903

28 May 2021

Cappella Group Limited and Karaka North Village Limited
C/- Chris Lin
Development Manager
Cappella Group Limited
[REDACTED]

Dear Chris Lin

COVID-19 Recovery (Fast-Track Consenting) Act 2020 - Notice of Decisions (Section 25) – Karaka North Village

Thank you for Cappella Group Limited and Karaka North Village Limited's application under section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) seeking referral of the Karaka North Village project (the Project) to an expert consenting panel (a panel) for consideration under the FTCA.

The Project is for subdivision and land development to provide approximately 650 residential lots, approximately 14 super lots for comprehensive residential development, a commercial centre super lot and additional lots for utilities and open space purposes, at 348 Linwood Road and 69A Dyke Road, Karaka, Auckland. The Project includes construction of commercial buildings, a community venue building, approximately 850 residential units, and three waters and roading infrastructure.

The Project involves activities such as subdivision of land, vegetation alteration and removal, earthworks including potential disturbance of contaminated land, damming, diversion and discharge of stormwater, use, treatment and conveyance of water for potable supply, discharge of wastewater contaminants, modification to and construction of structures within or over an overland flowpath, construction of three waters and roading infrastructure, landscaping and planting of open space and recreational areas, construction of commercial and community buildings and residential units, and associated works.

The purpose 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 the certainty of ongoing investment across New Zealand, while continuing to promote the sustainable management of natural and physical resources.

I can only refer the Project to a panel for consideration under the FTCA if it meets the referral criteria in section 18 of the FTCA, which includes me being satisfied the Project will help achieve the FTCA's purpose.

I have decided the Project meets the referral criteria in section 18 of the FTCA and I consider it will help to achieve the FTCA's purpose as it has the potential to:

1. Have positive effects on social wellbeing by creating a new community within the Karaka North Precinct which will include residential, commercial and community activities, public open space and walking connections. The inclusion of residential lots for comprehensive development may also improve housing affordability in comparison to traditional stand-alone residential sections.
2. Generate employment by providing an average of approximately 259 full-time equivalent (FTE) jobs per year during years 1-6 of infrastructure construction works, and enable employment of approximately 852 FTE jobs per year during years 2-8 of vertical building works (including 850 residential units).
3. Increase housing supply by enabling the development of approximately 850 residential units.
4. Progress faster than would otherwise be the case under standard Resource Management Act 1991 processes.

Any potential adverse effects arising from the Project, and proposed mitigation measures, could be appropriately tested by a panel having regard to Part 2 of the Resource Management Act 1991 and the purpose of the FTCA (section 4 and clause 31 Schedule 6).

Accordingly, I have decided to accept your application for referral under section 24(2) of the FTCA and refer all of the Project to a panel.

Information required to be submitted with your resource consent applications

In accordance with section 24(2)(d) of the FTCA, I have also decided that you must provide the information listed in Appendix A of this letter, additional to the requirements of clause 9 Schedule 6 of the FTCA, with any resource consent application for the Project lodged with the Environmental Protection Authority (EPA) under clause 2 Schedule 6.

I consider that this information will inform a panel's assessment of the proposal's effects and whether to invite comment from persons or groups in addition to those specified in clause 17 Schedule 6 of the FTCA. This does not preclude a panel from requiring you to provide any additional information on any application lodged with the EPA under the FTCA.

Persons or groups a panel must invite comments from

In accordance with section 24(2)(e) of the FTCA, I have also decided that a panel must invite comments on any resource consent application for the Project lodged with the EPA from the following persons or groups additional to those specified in clause 17 Schedule 6 of the FTCA:

1. Auckland Transport
2. Ngāti Koheriki Claims Committee
3. Ngāti Tamaterā Treaty Settlement Trust
4. Ngaati Whanaunga Incorporated Society.

This will allow those parties the opportunity to have input into the consideration of the application and enable a panel to better understand the potential effects of the proposal.

These directions do not preclude a panel from inviting any other parties to comment on any application lodged with the EPA under the FTCA.

The FTCA requires that:

1. I provide a copy of my decisions to the persons, entities and groups specified in section 25(1) and (2) of the FTCA
2. My decisions, the reasons for them, and the Section 17 Report will be published on the Ministry for the Environment's website in accordance with section 25(3) of the FTCA.

In addition, I have also decided to provide a copy of this decision to the following parties:

1. Ngāti Koheriki Claims Committee
2. Ngāti Tamaterā Treaty Settlement Trust
3. Ngaati Whanaunga Incorporated Society
4. The 13 applicants for customary marine title and/or protected customary rights, in the Whangamaire Stream estuary adjacent to the Project area, under the Marine and Coastal Area (Takutai Moana) Act 2011 identified in the Section 17 Report.

I will progress an Order in Council through the Executive Council for the Project. Once this Order is made you will be able to lodge your applications for resource consent with the EPA for a decision by a panel. The decision to approve or decline the resource consents is a matter for the panel appointed by the Panel Convener Judge L J Newhook. You should not take my decision to refer the Project as an indication or direction that the determination of those approvals will be successful. Additionally, my decision does not in any way endorse any related planning decisions that may affect the Project.

Please do not publicly release my decision or this notice until the Order in Council for this project has been approved by Cabinet and notified in the New Zealand Gazette.

Please contact officials at the Ministry for the Environment (fasttrackconsenting@mfe.govt.nz) if you have any questions or wish to discuss this decision.

Yours sincerely



Hon David Parker
Minister for the Environment

cc 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

Local Authority: Auckland Council

Other Parties: Auckland Transport, Ngāti Koheriki Claims Committee, Ngāti Tamaterā Treaty Settlement Trust, Ngaati Whanaunga Incorporated Society, 13 applicants for customary marine title and/or protected customary rights, in the Whangamaire Stream

estuary adjacent to the Project area, under the Marine and Coastal Area (Takutai Moana) Act 2011.

Relevant iwi authorities and treaty settlement entities: Ngāi Tai ki Tāmaki Tribal Trust, Ngāi Tai ki Tāmaki Trust, Ngāti Tamaoho Trust, Ngāti Tamaoho Settlement Trust, Ngāti Maru Rūnanga Trust, Te Ākitai Waiohua Iwi Authority, Te Ākitai Waiohua Settlement Trust, Te Ara Rangatu o Te Iwi o Ngāti Te Ata Waiohua, Makaurau Marae Māori Trust, Te Whakakitenga o Waikato Incorporated, Hako Tūpuna Trust

Environmental Protection Authority

The Panel Convener

Appendix A – Requirements specific to applications lodged by Cappella Group Limited and Karaka North Village Limited for Karaka North Village

Information required to be submitted with your application

In accordance with section 24(2)(d) of the FTCA, I have also decided that you must provide the following information with any application:

1. a report identifying any areas of the development that are inconsistent with the Masterplan, Infrastructure Management Plan and Landscape Management Plan approved by Auckland Council under resource consent BUN60362652
2. an integrated transport assessment including, but not limited to, modelling and analysis that covers –
 - a. the adequacy of the existing public transport system to service additional demand
 - b. the effects on the surrounding road network and intersections
 - c. a movement network plan to identify and assess the availability and feasibility of safe active modes of transport
3. an infrastructure assessment and engineering plans including, but not limited to –
 - a. details of the design, capacity and maintenance requirements of all infrastructure
 - b. details of the ownership and ongoing responsibility for maintenance of any private infrastructure (including open space), including consideration of a body corporate or other management structure
4. a stormwater assessment and stormwater management plan including consideration of the requirements to meet Auckland Council's Healthy Waters approved regionwide Stormwater Network Discharge Consent (DIS60069613)
5. an assessment of social impacts focusing on the availability of local employment opportunities
6. landscape and planting plans addressing all proposed assets in the road, drainage and recreation reserves, private accessways and boundary treatment adjoining shared open space
7. information to demonstrate that the esplanade reserve is adequately protected for conservation purposes including fencing to the esplanade reserve boundary, and an assessment of any additional esplanade reserve requirements under section 236 of the Resource Management Act 1991
8. an assessment of the potential greenhouse gas emissions resulting from the development, including –
 - a. quantification of greenhouse gas emissions in both the construction phase (horizontal and vertical) and operational/as-built phase including transport emissions induced by the design and the expected energy use of each type of dwelling
 - b. consideration of options to avoid, remedy and mitigate identified greenhouse gas emissions
 - c. if a new wastewater treatment facility is proposed, consideration of the types of wastewater treatment that can effectively mitigate most/all of the greenhouse gases from the treatment process
 - d. identification of any adaptation related risks and plans to mitigate those risks.