

13th November 2020

Auckland Council

Franklin Local Board

By email: landadvisors@aklc.govt.nz

RE: Request for Land Owner Approval – 69A Dyke Road, Karaka

Karaka North Village Limited (KNVL) is the landowner at 69A Dyke Road and 348 Linwood Road in Karaka. The land is identified in the Unitary Plan as Sub-Precinct A in the Karaka North Precinct.

In February 2020 KNVL presented development plans to the Local Board. One of the key concepts with the proposed development is to integrate the urban and rural parts of the village and to retain rural uses within the sub-precinct. This includes stocking the rural character and rural amenity areas with young animals and providing access through the paddocks for residents and the wider community. A summary of the presentation and accompanying slides are attached to this letter as well as a copy of the Landscape Management Plan (LMP). The Karaka North Precinct requires the LMP to be prepared and approved at the time of the first resource consent application. Once approved all future resource consents are assessed against the LMP to ensure consistency across the development.

The western edge of the property is adjacent to the Dyke Road Esplanade Reserve (the Esplanade). The Esplanade is currently comprised of vegetation (which while being shown as a Significant Ecological Area (SEA) overlay is predominately weed species) and pasture, which is grazed, with a fence separating these two areas. We understand that the Local Board's long-term aspiration for the esplanade is for it to be planted/revegetated with some form of walking path linking around the wider peninsula.

This landowner approval request is for three aspects of the development which were discussed on-site with the Local Board Chair (Andrew Baker) and Parks Officers on 29 October 2020:

1. Continuation of existing informal grazing of the grassed portion of the esplanade;
2. Future walking track in and out of the esplanade;
3. Planting of the overland flow paths that enter the esplanade.

We believe that these activities will not prevent the Local Board's long-term aspirations for the esplanade from being realised, rather they will assist.

Informal Grazing

We would like landowner approval to continue the existing informal grazing on the grassed section of the esplanade reserve adjacent to the property. The current arrangement is working well. The SEA and Coastal Marine Area are fenced off preventing cattle from entering these more sensitive areas and the cattle themselves are ensuring that the balance of the esplanade is maintained (i.e. grass kept short and weed free) at no cost to Council.

In the future, when funding enables, the esplanade will be revegetated. Notice that the grazing is to cease can be given to the Residents' Society, the fence can be moved to the edge of the esplanade and the grassed areas can be planted.

Walking Track

The plans enclosed show an indicative walking track, which will be a dirt track similar to what you would find in the paddock areas at Cornwall Park. Rather than this track being on private land, we would like landowner approval to have it weave in and out of the grassed portions of the esplanade reserve as the contour and SEA allow.

We see this as a first step to providing access along the esplanade and in the future (when budget allows) sections of this track can be incorporated into the Council path through the wider esplanade.

Planting Overland Flow Paths

There are several overland flow paths that run through the existing paddocks into the esplanade and ultimately into the Whangamaire Stream. As part of the development we will be planting some sections of the flow paths through our land and creating vegetated swales (refer plans on page 3). These will be fenced off from stock and the walking path will either go over (style over the fence and boardwalk over the swale) or around the swale.

Rather than having a gap between the end of the swale on our land and the SEA (in the esplanade) we would like landowner approval to continue the native planting through the downstream section of overland flow paths which run through the esplanade. This would effectively be a first step towards the Local Board's goal of revegetation in the esplanade.

We have updated the Landscape Management Plan to reflect the outcomes of the 29th of October meeting. We now ask that you formally consider and approve these requests. If you have any questions, please contact me to discuss further.

Yours faithfully



Robert Wallace – Director

TONEA Investments (NZ) Ltd & Karaka North Village Limited

