



Application form: For resource consent

Form FTC01

Use this form to apply for a resource consent under clause 2(1) of Schedule 6 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act).

- You will need to complete form FTC02 as well if you are also applying for a notice of requirement.
- Please use form FTC03 if you are applying for a certificate of compliance.

Please read our [Guidance for completing forms](#) before completing this form, as it contains important information including about use and disclosure of personal information.

We recommend you discuss your application with us at the Environmental Protection Authority (EPA) before lodging your application. You can contact us by:

- phone: 0800 CALLEPA (0800 225537)
- email: fasttrack@epa.govt.nz

Part 1: Applicant details

Project name and identifier (as named in Schedule 2 or referral order): | Karaka North Village 2021-035 |

Person or entity authorised to undertake project (as named in Schedule 2 or referral order): | Karaka North Village Limited |

Key contact name: | Chris Lin |

Phone: | 027 522 2276 |

Email: | chris@cappella.co.nz |

Email address for service: | chris@cappella.co.nz |

Postal address (if preferred method of service): | |

Consultant details

Company: | |

Full name of consultant: | |

Phone: | |

Email: | |

Email address for service: | |

Postal address (if preferred method of service): | |

If you are making this application on behalf of the applicant, please attach evidence that you are authorised to make this application.

Please direct all correspondence from the EPA to:

- Applicant
 Consultant

Part 2: Type of application for resource consent

This application is for the following type(s) of resource consent (please tick all that apply):

- land-use consent
- subdivision consent
- water permit
- discharge permit
- coastal permit:
 - for reclamation
 - aquaculture activities
 - other

Part 3: Brief description of the application

Please provide a brief description of the application and the consents sought:

Attach additional pages if required

[This proposal is for subdivision and land development to provide 837 residential lots including 316 residential units, three residual residential superlots, a local centre, a community / commercial venue, water / wastewater treatment infrastructure 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, 837 residential lots including 316 residential units, Water Treatment Plant (WTP) and Wastewater Treatment Plant (WWTP) buildings and three waters and roading infrastructure. It involves activities such as subdivision of land, vegetation alteration and removal, staged earthworks including disturbance of contaminated land, retrospective damming of a stream, diversion of a stream and the installation of fish passage, discharge of stormwater, the treatment and conveyance of water for potable supply, discharge of treated wastewater to land, the storage of hazardous substances, construction of three waters and roading infrastructure, landscaping and planting of open space and recreational areas, the installation of comprehensive signage and associated supporting works.]

Part 4: Schedule of application documents

List all documents submitted with the application

Attach additional pages if required

Attachment number	Document name and date	Author	Document versions
1	Locality Plan	-	-
2	Records of Title and Associated Interests	-	-
3	Superlot Scheme Plan	Yeomans Survey	N
4	Updated Landscape Management Plan	Greenwood Associates	16 February 2022
5	Infrastructure Design Report	Calthom Consultants	E
6	Amended Karaka North Village Master Plan	Urbanism Plus	December 2021
7	AUDP Feedback on Original Master Plan	Auckland Council	-
8	AUDP Feedback on Local Centre	Auckland Council	-
9	Updated Infrastructure Management Plan	Calthom Consultants	K
10	Correspondence with Auckland Transport	Email	-
11	Comprehensive Scheme Plan	Yeomans Survey	March 2022
12	Landscape Plans for Residential Housing Blocks	Landlab	001
13	Addendum Urban Design Report	Urbanism Plus	March 2022
14	Comparison of Comprehensive Subdivision with Zoning Plan	Yeomans Survey	March 2022
15	Comparison of Comprehensive Subdivision with Precinct Plan	Yeomans Survey	March 2022
16	Urban Design Assessment	Urbanism Plus	December 2021
17	Landscape Values Assessment	Greenwood Associates	December 2021

18	RTA Studio Architectural Drawing Set	RTA	-
19	X Studio Architectural Drawing Set	X Studio	-
20	Casa Architectural Drawing Set	CASA	-
21	PAC Studio Architectural Drawing Set	PAC Studio	-
22	Architectus Architectural Drawing Set	Architectus	-
23	Local Centre Architectural Drawing Set	Ignite Architects	A
24	Local Centre Landscape Plan Set	Landlab	001
25	Community Venue Architectural Drawing Set	Stevens Lawson Architects	RC
26	Community Venue Landscape Plan Set	Landlab	001
27	Landscape Project History	Greenwood Associates	March 2022
28	Residents' Society Summary	Hornabrook Macdonald	24 November 2021
29	Stormwater Management Plan	Calthom Consultants	A
30	Provisional Approval for Stormwater Management Plan	Auckland Council	15 November 2021
31	Water and Wastewater Treatment Plant Design Report	Apex Environmental	3
32	Referral Order	Hon David Parker	28 May 2021
33	Adjacent Property Ownership Map	Yeomans Survey	March 2021
34	Contact Details of Adjacent Landowners	Applicant	-
35	Letter to Adjacent Landowners	Letter	-
36	Copy of Original Resource Consent	Auckland Council	-
37	Copy of the 14 Superlot Resource Consent	Auckland Council	-

38	Copy of Water Take and Water Bore Resource Consents	Auckland Council	-
39	Copy of Bulk Earthworks Resource Consent	Auckland Council	-
40	Detailed Site Investigation	Engeo	21 October 2021
41	Apex Water Letter	Apex Water	10 February 2022
42	Economic Impact Overview Report	Property Economics	November 2021
43	Memorandum of Understanding, including Addendum	Various Iwi	-
44	Mana Whenua Consultation Correspondence	Various	-
45	Geotechnical Investigation Report	Riley Consultants	C
46	Greenhouse Gas Assessment	GHD	A
47	Integrated Transportation Assessment	Commute	14 March 2022
48	Landscape Design Report	Greenwood Associates	-
49	Landscape Plan Set	Greenwood Associates	-
50	Ecological Assessment	Bioresearches	5
51	Coastal Management Plan	Greenwood Associates	October 2021
52	Stream Restoration Management Plan	Greenwood Associates	October 2021
53	Dam Spillway and Fish Passage Design	Calthom Consultants	C
54	Native Lizard Management Plan	Bioresearches	2
55	Arboricultural Assessment	Peers Brown Miller	V4
56	Archaeological Assessment	CFG Heritage	13 September 2021
57	Preliminary Site Investigation	Engeo	15 September 2021
58	Remediation Action Plan	Engeo	21 January 2022
59	Wastewater Treatment Discharge Assessment	Babbage	5

60	Odour Assessment	Tonkin & Taylor	C
61	Operational Noise Assessment	Styles Group	18 January 2022
62	Dam Review Report	Riley Consultants	J
63	Hazardous Substances and Industrial Trade Activity Assessment	Tonkin & Taylor	1.3
64	Franklin Local Board Presentation Summary	Purpose Planning	-
65	Correspondence with Franklin Local Board	Email	-
66	Landowner Approval from Franklin Local Board	Local board agenda & minutes	-
67	Ngāti Te Ata - Kaitiaki Plan	Iwi	-
68	Te Ākitai Waiohua - Maori Values Assessment	Iwi	-
69	Ngāti Tamaoho - Statement of Association	Iwi	-
70	Cultural Values Assessment Correspondence	Emails	-
71	Ngāti Tamaoho - Cultural Values Assessment Addendum	Iwi	-
72	Ngāti Te Ata - Cultural Impact Assessment	Iwi	-
73	Proposed Conditions of Consent	Applicant	-
	Application Assessment of Environmental Effects	Purpose Planning	18 March 2022

Part 5: Description of inquiries made to identify occupiers

Please explain what reasonable inquiries were made to identify the occupiers of the land on which the project is to be undertaken and the land adjacent to that land.

Attach additional pages if required

| The applicant is the owner of the land which the project is to be undertaken on.

All adjacent lands and owners were firstly identified through a title search. Postal addresses were compiled based on the property address and/or address for service on lands owned by registered companies, through a Companies Office search. This initial letter was sent out on 6 September 2021, seeking an email reply to confirm ownership, contact details, and contact details of occupiers / tenants if any.

Following this, on 12 October 2021, hand delivered follow up letters were placed in the letterboxes of properties whom did not respond to the first letters.

Contact details have been recorded based on the two rounds of contact. It was deemed inappropriate to engage in on site door knocking due to Covid 19. |

Part 6: Personal information

- I have checked all the application documents for personal information such as personal contact details for you (the applicant) and any other individual, including persons identified as owners or occupiers of land or affected persons
- I have provided a redacted version of the application (clearly labelled) that does not disclose personal information.

Part 7: Is this application part of a project planned to proceed in stages?

- Yes (see below)
- No

If the project is planned to proceed in stages, please provide clear details of the nature and timing of any staging including indicative lodgement and construction dates for each stage. Note that if stages of the project are intended to be decided at different times, a new application will be required for each separate stage.

Attach additional pages if required

[]

Part 8: Signature

I hereby certify that, to the best of my knowledge and belief, the information given in this application is true and correct, and that I am authorised to make this application.

I understand that the EPA can recover actual and reasonable costs incurred in relation to this application.



22/03/2022

Signature of applicant (or person authorised to make application)

Date

Note: The information checklist on the following page must be completed prior to lodging this application. The checklist is designed to assist you in providing all the relevant information. If an application does not comply with all requirements then the EPA must return it to the person who lodged it.

Resource consent application checklist

<p>In accordance with clauses 9-12 of Schedule 6 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 the following information must be provided for resource consents for listed or referred projects:</p> <p>(all clauses in this checklist are from Schedule 6 of the Act)</p>	<p>Application Reference (Section and page)</p>	<p>✓</p>
<p>A description of the proposed activity (clause 9(1)(a))</p>	<p>Section 3, pages 13-81 </p>	<p>✓</p>
<p>A description and map of the site at which the activity is to occur (clause 9(1)(b))</p>	<p>Section 2, pages 10-12 </p>	<p>✓</p>
<p>Confirmation that the consent application complies with clause 3(1) (clause 9(1)(c))</p>	<p>Section 4, page 82-82 </p>	<p>✓</p>
<p>The full name and address of each owner of the site and of land adjacent to the site, and each occupier of the site and of land adjacent to the site who, after reasonable inquiry, is able to be identified (clause 9(1)(d))</p>	<p>Appendix 34 </p>	<p>✓</p>
<p>A description of any other activities that are part of the proposal to which the application relates (clause 9(1)(e))</p>	<p>Section 6, page 89 </p>	<p>✓</p>
<p>A description of any other resource consents, notices of requirement for designations, or alterations to designations required for the proposal to which the application relates (clause 9(1)(f))</p>	<p>Section 6, page 89 and Section 7.4, page 92-94 </p>	<p>✓</p>
<p>An assessment of the activity against</p> <ul style="list-style-type: none"> (i) Part 2 of the Resource Management Act 1991; and (ii) the purpose of the Act; and (iii) the matters set out in section 19 of the Act <p>(clause 9(1)(g))</p>	<p>Section 12, page 171 and Section 13, pages 172-181 </p>	<p>✓</p>
<p>An assessment of the activity against any relevant provisions in any of the following documents:</p> <ul style="list-style-type: none"> (i) a national environmental standard: (ii) other regulations made under the Resource Management Act 1991: (iii) a national policy statement: (iv) a New Zealand coastal policy statement: (v) a regional policy statement or proposed regional policy statement: (vi) a plan or proposed plan; (vii) a planning document recognised by a relevant iwi authority and lodged with a local authority <p>Including an assessment of the activity against:</p>	<p>Sections 14 and 15, pages 181-275 </p>	<p>✓</p>

<p>In accordance with clauses 9-12 of Schedule 6 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 the following information must be provided for resource consents for listed or referred projects:</p> <p>(all clauses in this checklist are from Schedule 6 of the Act)</p>	<p>Application Reference (Section and page)</p>	<p>✓</p>
<ul style="list-style-type: none"> Any relevant objective, policy, or rules in any of the documents listed above. Any requirement, condition, or permission in any of the documents listed above Any other requirements in any of those documents <p>(clause 9(1)(h)) and clause 9(2) and (3))</p>		
<p>Information about any Treaty settlements, that apply in the project area, including the identification of the relevant provisions in those Treaty settlements, and a summary of any redress provided by those settlements that affects natural and physical resources relevant to the project or project area (clause 9(1)(i))</p>	<p>[Section 16, page 282]</p>	<p>✓</p>
<p>The conditions proposed for the consent. (clause 9(1)(j))</p>	<p>[Appendix 73]</p>	<p>✓</p>
<p>An assessment of the activity's effects on the environment, which must:</p> <ul style="list-style-type: none"> Include the information required by clause 10 of Schedule 6; and Cover the matters specified in clause 11 of Schedule 6. <p>(clauses 9(4) 10 and 11)</p>	<p>Section 9, pages 113-161, Section 10, page 163-164, Section 17, page 285-287, Section 16, page 275-283</p>	<p>✓</p>
<p>A cultural impact assessment:</p> <ul style="list-style-type: none"> Prepared by or on behalf of the relevant iwi authority or authorities; or If one is not provided, a statement of any reasons given by the iwi authority for not providing it <p>(clause 9(5))</p>	<p>[Section 16, page 275-283]</p>	<p>✓</p>
<p>If a permitted activity is part of the proposal to which the consent application relates, include a description that demonstrates that the activity complies with the requirements, conditions, and permissions for the permitted activity. (clause 9(6)(a))</p>	<p>Section 8.3, page 107 - 112]</p>	<p>✓</p>
<p>If the activity is to occur in an area that is within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, include an assessment of the activity against any resource management matters set out in the planning document. (clause 9(6)(b))</p>	<p>Section 16.3, page 283]</p>	<p>✓</p>
<p>In the case of a referred project, all additional information required by the referral order (clause 9(6)(c))</p>	<p>[Section 4.3, pages 83-85]</p>	<p>✓</p>

<p>In accordance with clauses 9-12 of Schedule 6 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 the following information must be provided for resource consents for listed or referred projects:</p> <p>(all clauses in this checklist are from Schedule 6 of the Act)</p>	<p>Application Reference (Section and page)</p>	<p>✓</p>
<p>If the application is for subdivision, in addition to the information required under clause 9, an application for a subdivision in a project area must include information that adequately defines:</p> <ul style="list-style-type: none"> • The position of all new boundaries; • The areas of all new allotments, unless the subdivision involves a cross lease, company lease or unit plan; • The locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips • The locations and areas of existing esplanade reserves, esplanade strips and access strips • The location and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A of the Resource Management Act 1991 • The locations and areas of any land within the coastal marine area that is to become part of the common marine and coastal area under section 237A of the Resource Management Act 1991 • The locations and areas of land to be set aside as new roads <p>(clause 12(1))</p>	<p>Appendix 3 and 11 and Section 11.5, page 168 </p>	<p>✓</p>
<p>If the application is for reclamation(s), in addition to the information required under clause 9, information must also be included to show the area to be reclaimed, including the following:</p> <ul style="list-style-type: none"> • The location of the area to be reclaimed • If practicable, the position of all new boundaries • Any part of the reclaimed area to be set aside as an esplanade reserve or esplanade strip <p>(clause 12(2))</p>	<p>[Not applicable]</p>	<p>[]</p>
<p>Other restrictions or obligations</p>	<p>Application Reference (Section and page)</p>	<p>✓</p>
<p>In the case of a listed project, the application complies with any restrictions or obligations in Schedule 2</p> <p>OR</p> <p>In the case of a referred project, the application complies with any restrictions or obligations in Schedule 3 and the referral order</p>	<p>[Section 4.2 pages 82-83 and Section 6, pages 82-85]</p>	<p>✓</p>

Confirmation that the project does not include any of the activities set out in clause 2(4) of Schedule 6

[Section 8.3
page 112]



Evidence of authorisation	Application Reference (Section and page)	✓
Evidence of authorisation if you are making this application on behalf of the applicant who must be a person authorised in accordance with section 15 of the Act	[Not applicable]	[]