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6 July 2022

Karaka North Village Expert Consenting Panel

C/- Environmental Protection Authority

Attention: Mary McConnell

by email

Dear Mary

Applicant's response to Requests for Further Information 1 & 2 and lodgement of Amended Karaka North Village Application under the Covid-19 Recovery (Fast-Track Consenting) Act 2020

1. I act for Karaka North Village Limited (**Applicant**) in relation to its application for resource consent for the Karaka Village project at 348 Linwood Road and 69A Dyke Road, Karaka, Auckland (**Application**) under the Covid-19 Recovery (Fast-Track Consenting) Act 2020 (**FTCA**).
2. This letter follows the Expert Consenting Panel's Request for Information No.1 (dated 23 May 2022) and Request for Information No.2 (dated 9 June 2022).
3. The Applicant has determined to amend the proposal.
4. A description of the amended proposal is set out at paragraph [11] of the Memorandum of Counsel dated 6 June 2022. In brief the amended proposal:
 - (a) Proceeds on the basis the February 2021 Consent (14 super lot subdivision consent granted on 2 February 2021) will be completed.
 - (b) Reduces the scale of the proposal, within scope of the referral order made by the Minister for the Environment, in order to align with the Approved Plans (Master Plan, LMP and IMP).

- (c) Seeks no changes to the Approved Plans, as the proposal aligns with those plans. Therefore, no issue of scope or jurisdiction arises in that regard.
- (d) The amended proposal seeks consent to:
 - (i) Develop the central portion of the site and the majority of the Rural Amenity Area.
 - (ii) Subdivide 330 lots, including 16 super lots for future development. This is expected to enable up to 627 dwellings to be created on this area of the site. Note all of these dwellings and the subsequent subdivision of the 16 superlots will be subject to further resource consent applications.
 - (iii) Construct and operate a water and wastewater treatment plant and associated infrastructure.
 - (iv) Develop the majority of the large open space areas (rural amenity area) and create the village green lot. A consent notice from the February 2021 Consent (requiring development to be consistent with the master plan) will fall down onto the village green title. However, the physical 'development' of the village green will be undertaken when the adjacent houses and the local centre are consented to ensure that the three areas appropriately interact.
 - (v) Establish the main stormwater and stream corridor through the middle of the site, including riparian planting.
 - (vi) Undertake earthworks, for that portion of the site not subject to the December 2021 Earthworks Consent.
 - (vii) Deliver associated infrastructure, including a new roundabout on Linwood and Dyke Roads.

5. The amended application lodged is a full replacement application package.¹ For ease of reference, the table set out in **Appendix A** to this letter identifies which application documents have been amended or replaced.

¹ In other words, although many attachments to the application are unchanged, all relevant attachments are provided with the revised AEE so the the Panel only need to look in one place for relevant documentation.

6. In support of the revised Application, the Applicant also lodges:
 - (a) A Memorandum of Counsel dated 6 July 2022; and
 - (b) A letter from Apex Water dated 26 May 2022.
7. The Memorandum of Counsel and the letter from Apex are provided as pdfs accompanying this letter.
8. A Dropbox link will be provided to access the revised Application.

Yours faithfully

A handwritten signature in blue ink, appearing to be 'J. Brabant', written in a cursive style.

Jeremy Brabant

Appendix A

Comparison of Attachments between Revised AEE and Original AEE

Revised AEE	Report / drawing	Original AEE	Summary
Appendix 1	Locality Plan	Appendix 1	No change
Appendix 2	Records of Title and Associated Interests	Appendix 2	No change
Appendix 3	Phase One Scheme Plan for Two Development Lots	N/A	New
Appendix 4	Approved Landscape Management Plan	N/A	New
Appendix 5	Infrastructure Design Report	Appendix 5	Updated
Appendix 6	Approved Karaka North Village Master Plan	N/A	New
Appendix 7	AUDP Feedback on Approved Master Plan	Appendix 7	No change
Appendix 8	Approved Infrastructure Management Plan	N/A	New
Appendix 9	Correspondence with Auckland Transport	Appendix 10	No change
Appendix 10	Phase Two Comprehensive Scheme Plan	Appendix 11	Updated
Appendix 11	Comparison of Comprehensive Subdivision with Zoning Plan	Appendix 14	Updated
Appendix 12	Comparison of Comprehensive Subdivision with Precinct Plan	Appendix 15	Updated
Appendix 13	Urban Design Assessment	Appendix 16	No change
Appendix 14	Addendum Urban Design Assessment	N/A	New
Appendix 15	Landscape Values Assessment	Appendix 17	No change
Appendix 16	Addendum Landscape Values Assessment	N/A	New
Appendix 17	Residents' Society Summary	Appendix 28	No change
Appendix 18	Stormwater Management Plan	Appendix 29	No change
Appendix 19	Provisional Approval for Stormwater Management Plan	Appendix 30	No change
Appendix 20	Water and Wastewater Treatment Plant Design Report	Appendix 31	Minor plant layout updates
Appendix 21	Referral Order	Appendix 32	No change
Appendix 22	Adjacent Property Ownership Map	Appendix 33	No change
Appendix 23	Contact Details of Adjacent Landowners	Appendix 34	No change
Appendix 24	Letter to Adjacent Landowners	Appendix 35	No change
Appendix 25	Copy of Original Resource Consent	Appendix 36	No change
Appendix 26	Copy of the 14 Superlot Resource Consent	Appendix 37	No change
Appendix 27	Copy of Water Take and Water Bore Resource Consents	Appendix 38	No change
Appendix 28	Copy of Bulk Earthworks Resource Consent	Appendix 39	No change
Appendix 29	Detailed Site Investigation	Appendix 40	No change
Appendix 30	Apex Water Letter	Appendix 41	No change

Appendix 31	Economic Impact Overview Report	Appendix 42	Updated
Appendix 32	Memorandum of Understanding, including Addendum	Appendix 43	No change
Appendix 33	Mana Whenua Consultation Correspondence	Appendix 44	No change
Appendix 34	Geotechnical Investigation Report	Appendix 45	No change
Appendix 35	Greenhouse Gas Assessment	Appendix 46	No change
Appendix 36	Integrated Transportation Assessment	Appendix 47	No change
Appendix 37	Addendum Integrated Transportation Assessment	N/A	New
Appendix 38	Landscape Design Report	Appendix 48	No change
Appendix 39	Landscape Plan Drawing Set	Appendix 49	Updated
Appendix 40	Ecological Assessment	Appendix 50	No change
Appendix 41	Stream Restoration Management Plan	Appendix 52	No change
Appendix 42	Dam Spillway and Fish Passage Design	Appendix 53	No change
Appendix 43	Native Lizard Management Plan	Appendix 54	No change
Appendix 44	Arboricultural Assessment	Appendix 55	No change
Appendix 45	Archaeological Assessment	Appendix 56	Updated
Appendix 46	Preliminary Site Investigation	Appendix 57	No change
Appendix 47	Remediation Action Plan	Appendix 58	No change
Appendix 48	Wastewater Treatment Discharge Assessment	Appendix 59	No change
Appendix 49	Odour Assessment	Appendix 60	No change
Appendix 50	Operational Noise Assessment	Appendix 61	No change
Appendix 51	Dam Review Report	Appendix 62	No change
Appendix 52	Hazardous Substances and Industrial Trade Activity Assessment	Appendix 63	No change
Appendix 53	Franklin Local Board Presentation Summary	Appendix 64	No change
Appendix 54	Correspondence with Franklin Local Board	Appendix 65	No change
Appendix 55	Landowner Approval from Franklin Local Board	Appendix 66	No change
Appendix 56	Ngāti Te Ata - Kaitiaki Plan	Appendix 67	No change
Appendix 57	Te Ākitai Waiohua - Maori Values Assessment	Appendix 68	No change
Appendix 58	Ngāti Tamaoho - Statement of Association	Appendix 69	No change
Appendix 59	Cultural Values Assessment Correspondence	Appendix 70	No change
Appendix 60	Ngāti Tamaoho - Cultural Values Assessment Addendum	Appendix 71	No change
Appendix 61	Ngāti Te Ata - Cultural Impact Assessment	Appendix 72	No change
Appendix 62	Proposed Conditions of Consent	Appendix 73	Updated