

To: Listed Projects Team – Ministry for the Environment
From: Rebecca Sanders/Rachel Morgan – Barker & Associates Limited
Date: 9 October 2025
Re: Planning Memorandum for Kingseat Village

1.0 Introduction

1.1 Kingseat

Kingseat Village Limited, Karaka Centre Limited and Karaka Lakeview Limited (**the applicant**) engaged Barker & Associates (**B&A**) to provide planning services for the master planning, consenting and design of Kingseat Village. Kingseat is located approximately 17 kilometres west from Papakura Interchange and comprises a total of 299.37 hectares. Kingseat Village is an urban development consisting of residential, and supporting commercial and community activities that will form an extension to the existing Kingseat settlement. The Kingseat Village masterplan has five key components:

- 1) Approximately 1,955 residential dwellings ranging in density from Large Lot Residential (approximately 510 dwellings), Standard Residential (approximately 1,020 dwellings) to Medium Density Residential (approximately 125 dwellings), however, this may be adjusted as part of detailed design undertaken for a substantive application should the project is successfully referred. To ensure that any increase in dwellings at detailed design is viable the engineering report has been based on 2120 dwellings;
- 2) Approximately 10 hectare retirement village at the junction of Linwood and McRobbie Roads that accommodates approximately 300 dwellings;
- 3) A neighbourhood centre/community hub to provide for residents day to day needs located centrally in the development and includes approximately 1,500m² of neighbourhood centre floorspace;
- 4) A local centre on the northern side of Linwood Road that provides opportunities for mixed use and employment activities and includes approximately 11,000m² of commercial floorspace;
- 5) A significant wetland redevelopment and restoration (approximately 81 ha); and
- 6) Associated infrastructure including upgrades and new transport, stormwater, wastewater, water supply, electricity and telecommunications infrastructure.

The Masterplan is shown below in **Figure 1**.

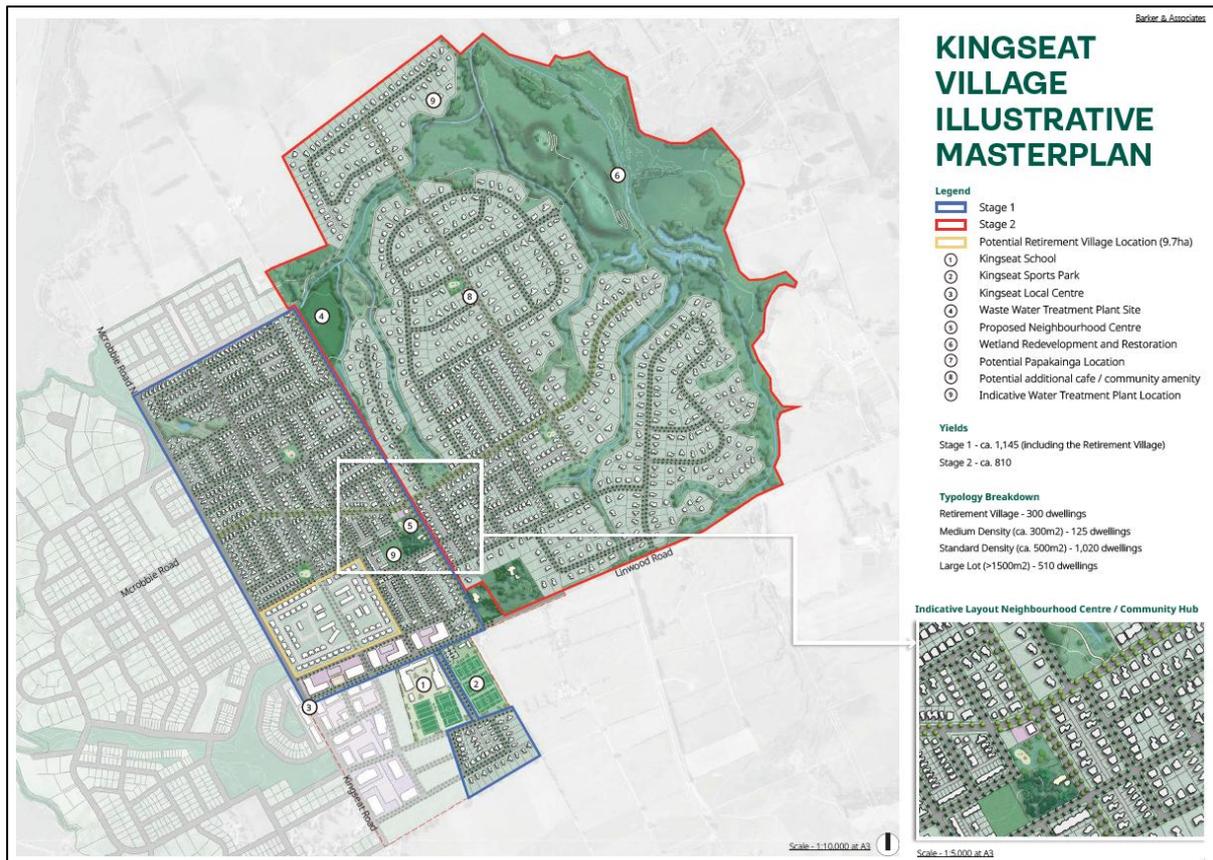


Figure 1: Kingsseat Village Masterplan. Source: Barker & Associates.

The development is proposed to be staged. Stage 1 will develop the existing urban zoned land bound by Linwood and McRobbie Roads. This portion of the masterplan will deliver approximately 1,145 dwellings with 300 located within a retirement village. The activities associated with this stage of the development is intended to occur from 2026-2031.

Stage 2 will develop approximately 220.9 hectares of the adjacent Mixed Rural land delivering approximately 810 dwellings and significant wetland development and restoration. The activities associated with this stage of the development is intended to occur from 2031-2036.

While the development is proposed to be staged there will only be one substantive resource consent application made if the project is successfully referred.

1.1.1 Transport

The proposed roading and access arrangement is set out within the Transport Memorandum (**Attachment 7**). In summary, the proposal includes the following key roading arrangements:

- The indicative road structure developed for the Kingsseat Precinct will be extended across the block with new connections back onto Linwood Road;
- Walking routes developed for the Kingsseat Precinct will also be extended in an integrated manner;
- Two new intersections on Linwood Road would be developed, and the speed limit on Linwood Road could be reduced over an extended length;
- The same road cross sections proposed for the Kingsseat Precinct could be applied to the extended area; and

- The scale of the proposal will increase the efficiency of delivering a more frequent bus service to connect Kingseat to Papakura/Drury Metropolitan Centres and from there onto the rest of the region via the rail and bus networks. The potential for this to occur can be explored in consultation with Auckland Transport.

1.1.2 Three Waters

The proposed three-waters strategy for the Site is set out in the Infrastructure Memorandum (**Attachment 8**). By way of summary, the follow strategies are proposed.

Stormwater

There is currently no public stormwater infrastructure within the Site.

The preliminary Civil Engineering Assessment prepared by Civil Plan proposes a water-sensitive design approach to maintain hydraulic neutrality in line with Stormwater Management Area Flow condition 01 (SMAF-1) to improve water quality and protect downstream environments such as Te Hihi Creek, Watapaka Creek and ultimately the Manukau Harbour. Stormwater management will include:

- Treatment of all impervious areas by a water quality device designed in accordance with GD01 for the relevant contaminants (except where roof water is captured for re-use, the roof water will not be required to be treated);
- SMAF 1 retention (volume reduction) of a minimum of 5mm runoff depth for all impervious areas;
- SMAF 1 detention (temporary storage) with a drain down period of 24 hours for the difference between the pre-development (grassed state) and post development runoff volumes from the 95th percentile, 24 hour rainfall event minus the retention volume for all impervious areas;
- Piped network to cater for stormwater runoff associated with the development in a 10% AEP +climate change event;
- Management/mitigation of 1% AEP+ climate change peak flow to match pre development flow rates;
- Overland flow paths to be via roads or well-defined channels covered by easements where in private land; and
- Design so that the pre-development flow within each existing catchment is at least maintained and will not water short the catchment.

Water supply

Water supply will be privately sourced and will not rely on the public network.

Water can be supplied to the development from three production bores drawing from the Franklin Te Hihi North Waitemata Aquifer. The preliminary Civil Engineering Assessment prepared by Civil Plan confirms that the proposal can be serviced by existing water take consents.

Collection and storage of roof runoff (from inert materials) for purpose of retention and re-use for non-potable uses will be implemented across the site and the wider Kingseat Precinct. It is estimated non-potable water use makes up to 30% of a households water use.

Wastewater

There is currently not public wastewater connection available at the Site.

Resource consent has been granted to construct and operate a wastewater treatment plant (WWTP) at 956 and 1012 Linwood Road, Kingseat, consisting of a Membrane Bioreactor (MBR) treatment process before discharging through three constructed treatment wetlands to a tributary of the Te Hihi Creek *refer to Attachment 9*. The current consents provide for up to 885m³/day of treated wastewater from an MBR plant treating waste from 1842 dwellings, associated air discharge from the plant and earthworks to establish a constructed wetland consisting of three areas, 1: 6,600m², 2: 7,400m² and 3: 4,500m². A network utility company (Kingseat Village Infrastructure Limited) has been established to own and operate the WWTP. The preliminary Civil Engineering Assessment prepared by Civil Plan confirms that the wastewater treatment plant can be expanded to cater for the roll out of the development site and or the Kingseat Precinct.

1.1.3 Power and Telecommunication

The preliminary Civil Engineering Assessment prepared by Civil Plan confirms that electricity and telecommunication services will be extended underground along all roads at the time of construction. Each of the proposed development areas can then be provided with an underground connection to the reticulated electricity and telecommunication networks.

1.2 The Site

The site is a large rural site (approximately 298ha comprising several land parcels) located on the east of the existing Kingseat settlement at 956, 996, 1012, 1016A, 1016b, 1023, 1030 and 1039 Linwood Road as shown in **Figure 2**. The following parcels form part of the wider site:

Appellation	Landowner Name(s)	Area (hectares)
956 Linwood Road, Kingseat Lot 2 Deposited Plan 337090	Karaka Centre Limited	215.6552 Ha
996 Linwood Road, Kingseat Lot 2 Deposited Plan 441714	Karaka Centre Limited	5.2427 Ha
1012 Linwood Road, Kingseat, Auckland Lot 1 DP 500236	Karaka Lakeview Limited	13.9031 Ha
1016A Linwood Road, Kingseat, Auckland Lot 1 Deposited Plan 537875	Kingseat Village Limited	31.3327 Ha
1016b Linwood Road, Kingseat, Auckland Lot 3 Deposited Plan 400117	Kingseat Village Limited	24.9903 Ha
1023 Linwood Road, Kingseat Lot 1 Deposited Plan 417814	Kingseat Village Limited	1.9921ha
1030 Linwood Road, Kingseat, Auckland Lot 2 Deposited Plan 537875	Kingseat Village Limited	2.6205 Ha

1039 Linwood Road, Kingseat, Auckland SECT 2 SO 544696	Kingseat Village Limited	3.5751 Ha
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The subject site is irregular in shape and is bound by Linwood Road to the south, McRobbie Road to the west and rural land to the north and east. The subject site has a road frontage of 1.7km along Linwood Road and 1.1km along McRobbie Road.

The site is well connected being located directly adjacent to Linwood Road which connects directly to State Highway 1 providing quick and convenient access to Drury Metropolitan Centre to the south and Manukau Metropolitan Centre and Auckland CBD to the north. There are two public bus services travelling from Waiuku via Kingseat to Papakura each weekday morning and returning in the afternoons. There are also school buses serving the area. Auckland Transport have also confirmed that a new 379 bus route is planned between Clarks Beach and Papakura station. This will run at 30 min frequencies during peak times and hourly outside of this time.

In terms of existing infrastructure, the subject Site is primarily in rural productive use and is not currently served by any primary wastewater or water infrastructure networks.

The site is characterised as flat to rolling terrain with a number of perennial and ephemeral streams across the site.

The Site is currently used for year-round vegetable production and occasional maize cropping. There are a number of existing dwellings, sheds and buildings associated with the current land use.

Historically parts of the land was a Coastal Marine Area (CMA) before a dam was constructed north of the site that reduced the area of CMA within the subject site. The outflow from the dam is controlled by a flood gate. Overtime the sediment on the Manukau Harbour side of the dam has built up to an elevation higher than the level of Te Hihi Creek.

The site will be well serviced by social infrastructure as the Ministry of Education has designated and acquired 1043 Linwood Road for a school and Council has acquired three hectares for open space adjacent to the school site.

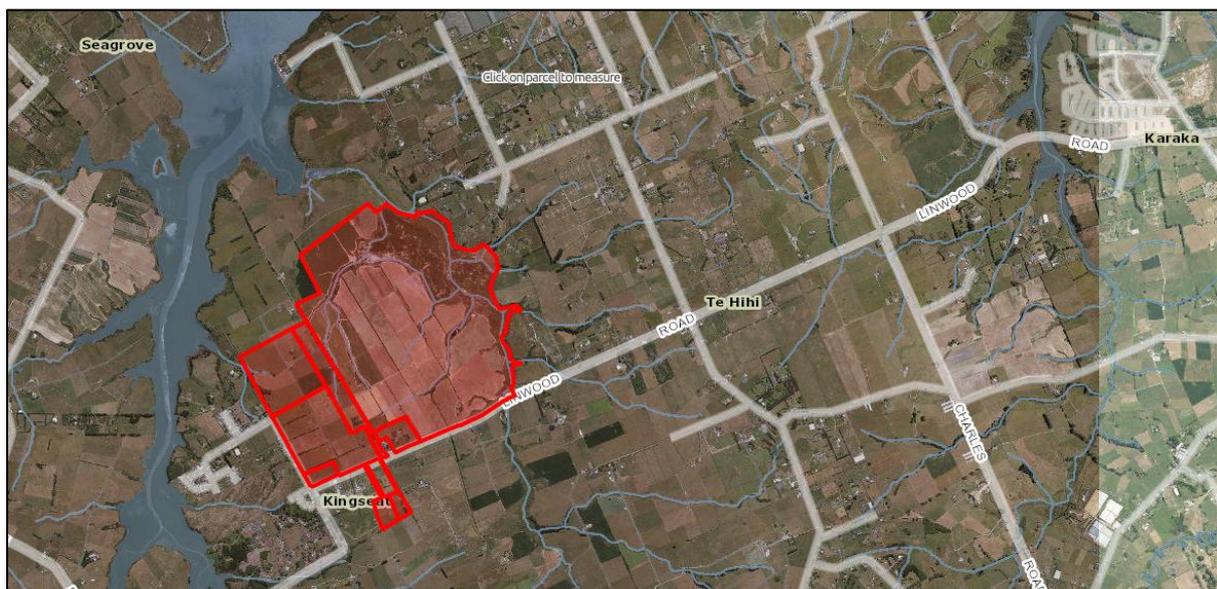


Figure 2: Site Locality Plan. Source: Emaps.

1.3 Auckland Unitary Plan – Zoning, Overlays, Controls and Designations

The subject Site that falls within Stage 1 of the Masterplan is primarily zoned Residential (Single House and Mixed Housing Suburban), Business (Local Centre) and Open Space (Sport and Active Recreation). The following additional restrictions apply to the site under the AUP:

- Kingseat Precinct;
- Controls: Macroinvertebrate Community Index – Rural, Urban;
- Designations: 1102 Airspace Restrictions Designations (Auckland International Airport).

The subject Site that falls within Stage 2 of the Masterplan is primarily zoned Mixed Rural Zone. The following additional restrictions apply to the site under the AUP:

- Controls: Coastal Inundation 1 per cent AEP Plus 1m Control – 1m sea level rise;
- Controls: Macroinvertebrate Community Index – Rural;
- Designations: 1102 Airspace Restrictions Designations (Auckland International Airport).

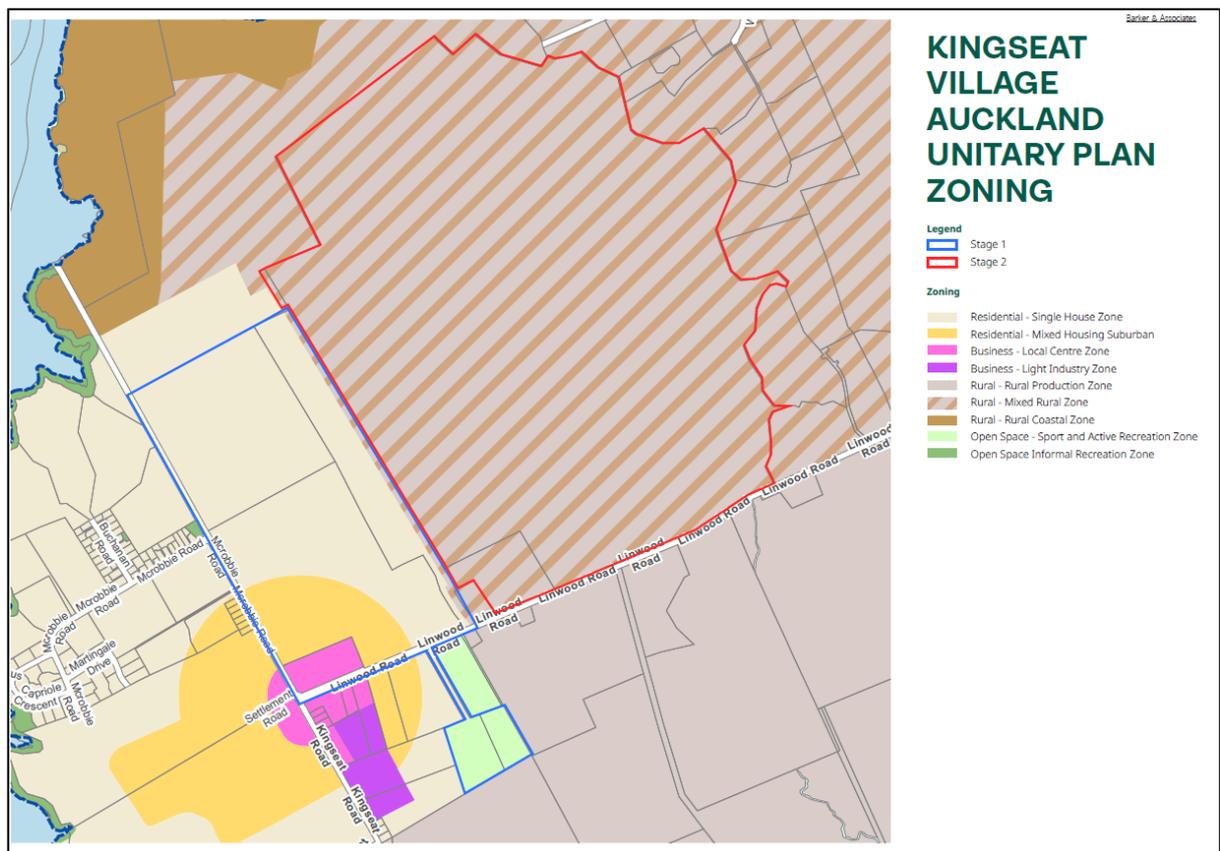


Figure 3: Auckland Unitary Plan

2.0 Reasons for Consent

2.1 Auckland Unitary Plan (Operative in Part)

At this preliminary stage, we have identified that the proposal would potentially trigger resource consent under the Auckland Unitary Plan (Operative in Part) for the following reasons:

E3 Lakes, Rivers, Streams and Wetlands

- Any new structures and associated diversion of water not complying with the general permitted activity standard E3.6.1.14 is a **discretionary activity** pursuant to E3.4.1(A44).
- Pursuant to Rule E3.4.1(A49) the reclamation of streams is a **non-complying activity**.

E7 Taking, Using and Diversion of Water and Drilling

- Temporary diversion of surface water for urban development purposes not otherwise listed is a **discretionary activity** pursuant to E7.4.1(A13).
- The diversion of groundwater caused by excavation that does not meet the permitted activity standards is a **restricted discretionary activity** pursuant to E7.4.1(A28).

E6 Wastewater Network Management

- Pursuant to Rule E6.4.1(A6) the discharge of wastewater on-site is a **discretionary activity**.¹

E8 Stormwater Discharge and Diversion

- Pursuant to Rule E8.4.1(A10) the diversion and discharge of stormwater runoff from impervious areas not otherwise provided for is a **discretionary activity**.
- The proposal involves the diversion and discharge of stormwater runoff from a new stormwater network. This is a **discretionary activity** pursuant to E8.4.1(A11).

E9 Stormwater Quality – High Contaminant Generating Carparks and Roads

- Pursuant to Rule E9.4.1(A6) development of a high contaminant generating carpark is a **controlled activity**.

E 11 Land Disturbance – Regional

- Pursuant to Rule E11.4.1(A5), earthworks greater than 50,000m² where land has a slope of less than 10 degrees outside a Sediment Control Protection Area is a **restricted discretionary activity**.
- Pursuant to Rule E11.4.1(A8), earthworks greater than 2,500m² where land has a slope of equal to or greater than 10 degrees is a **restricted discretionary activity**.
- Pursuant to Rule E11.4.1(A9), earthworks greater than 2,500m² within the Sediment Control Protection area is a **restricted discretionary activity**.

¹ Resource consent is already obtained for wastewater discharge for Stage 1 and most of Stage 2. Consent will be required to increase the treated wastewater from an MBR plant to cater for approximately 58-458 further dwellings for Stage 2.

E12 Land Disturbance – District

- Pursuant to Rules E12.4.1(A6) and (A10) the proposal to undertake cut / fill greater than 2,500m³ is a **restricted discretionary activity**.

E15 Vegetation Management and Biodiversity

- The proposal involves the removal of vegetation within 20m of rural streams. This is a **restricted discretionary activity** pursuant to E15.4.1(A16).
- The proposal involves the removal of vegetation within 20m of a natural wetland and in the bed of a stream. This is a **restricted discretionary activity** pursuant to E15.4.1(A18).

E25 Noise and Vibration

- Construction works are anticipated to exceed the applicable maximum 75dB LAeq long-term construction noise limits under Standard E25.6.27. This is a **restricted discretionary activity** under E25.4.1(A2).

E26 Infrastructure

- Aboveground pipelines and attached ancillary structures for the conveyance of wastewater are a **restricted discretionary activity** pursuant to E26.2.3.1 (A50).
- Wastewater treatment plants are a **restricted discretionary activity** pursuant to E26.2.3.1(A54).
- Pursuant to Rule E26.2.3.1(A55), stormwater detention/retention ponds/wetlands are a **controlled activity**.

E27 Transport

- Pursuant to Rule E27.4.1(A3), the generation of more than 100vph is a **restricted discretionary activity**.

E30 Contaminated Land

- Pursuant to Rule E30.4.1(A6), the potential discharge of contaminants onto the land not meeting Standard E30.6.1.2 but meeting Standard E30.6.2.1, is a **controlled activity**.

E36 Flooding and Natural Hazards

- Construction of stormwater management devices in the 1 per cent annual exceedance probability (AEP) floodplain is a **restricted discretionary activity** pursuant to E36.4.1(A33).
- The proposal involves piping an overland flow path. This is a **restricted discretionary activity** pursuant to E36.4.1(A41).
- The proposal involves infrastructure on land subject to overland flow paths and the 1% AEP floodplain. This is a **restricted discretionary activity** pursuant to Rule E36.4.1(A56).

E38 Subdivision

- Subdivision of land within the 1% AEP floodplain is a **restricted discretionary activity** pursuant to Rule E38.4.1(A11).
- Subdivision in accordance with an approved land use resource consent complying with Standard E38.8.2.1 is a **restricted discretionary activity** under Rule E38.4.2(A14).

- Subdivision which does not meet the E38.6 General standards is a **discretionary activity** pursuant Rule E38.4.2(A30).
- Subdivision which does not meet the E38.8 Standards for subdivision in residential zones is a **discretionary activity** pursuant Rule E38.4.2(A31).
- Subdivision in accordance with an approved land use resource consent complying with Standard E38.9.2.1 is a **restricted discretionary activity** under Rule E38.4.2(A33).
- Subdivision which does not meet the E38.6 General standards is a **discretionary activity** pursuant Rule E38.4.2(A37).
- Subdivision which does not meet the E38.8 Standards for subdivision in business zones is a **discretionary activity** pursuant Rule E38.4.2(A38).

E39 Subdivision

- Subdivision of land within the 1% AEP floodplain is a **restricted discretionary activity** pursuant to E39.4.1(A8).
- Subdivision which does not meet the standards in E39.6.1 is a **discretionary activity** pursuant to E39.4.1(A9).
- The proposal involves subdivision for open spaces, reserves and roads in the Mixed Rural zone. This is a **discretionary activity** pursuant to E39.4.2(A11).
- Subdivision which does not meet the standards in E39.6.5.1 is a **non-complying activity** pursuant to E39.4.2(A13).
- The proposal involves subdivision in the Mixed Rural Zone not provided for in Tables E39.4.1 or E39.4.2. This is a **non-complying activity** pursuant to E39.4.2(A27).

E40 Temporary Activities

- The proposed construction activity associated with the proposed development will exceed 24 months. This is a restricted discretionary activity pursuant to E40.4.1(A24).

H3 Single House Zone

- Pursuant to Rules H3.4.1(A6) and H3.4.1(A36) more than one dwelling per site is a **non-complying activity**.
- Pursuant to Rules H3.4.1(A6) and H3.4.1(A36) an Integrated Residential Development is a **discretionary activity**.
- Pursuant to Rules H3.4.1(A17) and H3.4.1(A36) restaurants and cafes up to 100m² gross floor area per site are a **discretionary activity**.
- Pursuant to Rules H3.4.1(A3) and H3.4.1(A36) development that does not meet core standards is a **restricted discretionary activity** under Rule C.1.9(2).

H4 Mixed Housing Suburban Zone

- Pursuant to Rules H4.4.1(A8) and H3.4.1(A34) an Integrated Residential Development is a **discretionary activity**.

- Pursuant to Rule H4.4.1(A3) development of four or more dwellings that does not meet core standards is a **restricted discretionary** activity under Rule C.1.9(2).

H11 Local Centre Zone

- Pursuant to Rule H11.4.1(A4) an Integrated Residential Development is a **discretionary activity**.
- Pursuant to Rule H11.4.1(A44) new buildings are a **restricted discretionary activity**.

H19 Mixed Rural Zone

- Pursuant to Rule H19.8 new buildings have the same activity status and standards as applies to the land use activity, new dwellings are a **non-complying activity** pursuant to H19.4.1(A78)
- Pursuant to Rule H19.4.1(A78), the construction of approximately 1955 dwellings across 1 title areas is a **non-complying activity**.
- Pursuant to Rule C1.7(1), the proposal to establish retail and commercial activities is a **discretionary activity**.

I418 Kingseat Precinct

- Pursuant to Rule I418.4.1(A2) more than a single dwelling on a site within the Single House Zone in sub-precinct B is a **discretionary activity**.
- Pursuant to Rule I418.4.1(A2) dwellings on sites less than 1500m² within sub-precinct F is a **discretionary activity**.
- Pursuant to Rule I418.4.1(A10) residential development not complying with I418.6.6 within sub-precinct D is a **non-complying activity**.
- Pursuant to Rule I418.4.1(A13) any new dwelling where required road works associated with the full adjoining road frontage of any development area are proposed is a **restricted discretionary activity**.
- Pursuant to Rule I418.4.1(A54) subdivision in Sub-precincts B and F that does not comply with I418.6.11 Minimum site size road frontage, size requirements is a **discretionary activity**.
- Pursuant to Rule I418.4.1(A54) medium density subdivision (net site area down to 325m²) or that approved by resource consent in Sub-precinct C is a **controlled activity**.
- Pursuant to Rule I418.4.1(A56) subdivision involving cul-du-sac road is a **discretionary activity**.
- Pursuant to Rule I418.4.1(A61) subdivision which does not comply with Standards I418.6.10 to I418.6.16 is a **discretionary activity**.

Overall, under the Auckland Unitary Plan, the proposal would require consent as a **Non-Complying Activity**.

2.2 National Environmental Standard - Freshwater

Resource consents will likely be required for a range of reasons under the National Environmental Standards: Freshwater (**NES:F**), including earthworks within 10m and 100m of a natural inland wetland, vegetation clearance and diversion of water within 100m of a natural inland wetland. Reclamation of some streams and wetlands with lower ecological values may be required to facilitate urban development.

More detailed work will confirm if work around wetlands triggers a prohibited activity status by way of Regulation 53 of the NES:F. Regardless, s21(7) of the Fast-track Approval Act enables the Minister to accept

a referral application for an activity that is prohibited under the Resource Management Act 1991. The effects of any proposal will be assessed as part of a substantive application if successfully referred.

2.3 National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 ('NES:CS') sets a nationally consistent set of planning controls and soil contaminant values.

Given the historical rural uses of the site, it is likely that provisions of the NESCS will apply to future residential development at the locations where HAIL activities are likely to have occurred. A detailed site investigation (DSI) involving a targeted soil sampling will be undertaken at the site in support of the substantive application. This will ascertain whether NESCS and/or AUP:OP contaminated land resource consents are required to be sought in support of the development.

3.0 Treaty Settlements

Section 7 of the FTAA requires all persons performing and exercising functions, powers, and duties under the Act must act in a manner that is consistent with the obligations arising under existing treaty settlements, while Section 16 sets out the requirements for the Minister.

Treaty settlements with the following iwi/groups are therefore of relevance to the project area:

- a) Ngāti Tamaoho
- b) Ngāi Tai ki Tāmaki
- c) the Tāmaki Collective.

The Ngāti Tamaoho Claims Settlement Act 2018 gave effect to the deed of settlement signed by the Crown, Ngāti Tamaoho and the Ngāti Tamaoho Settlement Trust on 30 April 2017.

Ngāi Tai ki Tāmaki, the trustees of the Ngāi Tai ki Tāmaki Trust and the Crown signed a deed of settlement on 7 November 2015. Amendment deeds were signed in 2016, 2017 and 2018. The Treaty settlement was enacted by the Ngāi Tai ki Tāmaki Claims Settlement Act 2018.

Ngā Mana Whenua o Tāmaki Makaurau (the Tāmaki Collective) signed the Tāmaki Makaurau Collective Redress deed on 5 December 2012. An amendment deed was signed 23 August 2013, and legislation to give effect to the deeds is contained in the Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014. The FTAA defines this Act as a Treaty settlement Act for the purposes of the FTAA.

Neither the Ngāi Tai ki Tāmaki or the Ngāti Tamaoho create any new co-governance or co-management processes which would affect decision-making under the RMA for this project. No areas covered by a statement of association, statutory acknowledgement or any other form of cultural or commercial redress provided in the Ngāi Tai ki Tāmaki Treaty settlement would be directly affected by the project. As a general principle, an absence of specific settlement redress does not indicate the absence of an iwi's cultural association with ancestral lands, sites, wāhi tapu or other taonga within an area. Therefore, the applicant

has acknowledged the cultural relationship of Ngāi Tai ki Tāmaki within its rohe, and have contacted Ngāi Tai ki Tāmaki regarding engagement on the proposed development. This is outlined further in the consultation summary (**Attachment 4**).

The Ngāti Tamaoho Claims Settlement Act 2018 covers the site as it falls within a Statutory Acknowledgement area. The purpose of the Ngāti Tamaoho Settlement Act 2018 is to:

- (a) to record in English and te reo Māori the acknowledgements and apology given by the Crown to Ngāti Tamaoho in the deed of settlement; and*
- (b) to give effect to certain provisions of the deed of settlement that settles the historical claims of Ngāti Tamaoho.*

Section 9 of the Ngāti Tamaoho Settlement Act 2018 sets out the Crown’s acknowledgements of its past failings and of Ngāti Tamaoho’s grievances. Section 9(12) summarises the impact of these failings, acknowledging that the alienation of Ngāti Tamaoho from their lands has hindered their economic, social and cultural development and is a breach of te Tiriti o Waitangi/the Treaty of Waitangi and its principles.

Section 10 of the Ngāti Tamaoho Settlement Act 2018 sets out the Crown’s apology.

Section 31 sets out that the relevant consent authority “must have regard to the statutory acknowledgement relating to the statutory area in deciding, under section 95E of the Resource Management Act 1991, whether the trustees are affected persons in relation to the activity”.

Schedule 1 of the Ngāti Tamaoho Settlement Act 2018 contains a list of areas subject to statutory acknowledgement, which is also recorded at Appendix 21 of the AUP (OP). A map of “Te Hihī Creek and its tributaries (deed plan OTS-129-28)” is included below. The site is located within this statutory acknowledgement area.

Te Hihī Creek and its tributaries (OTS-129-28)

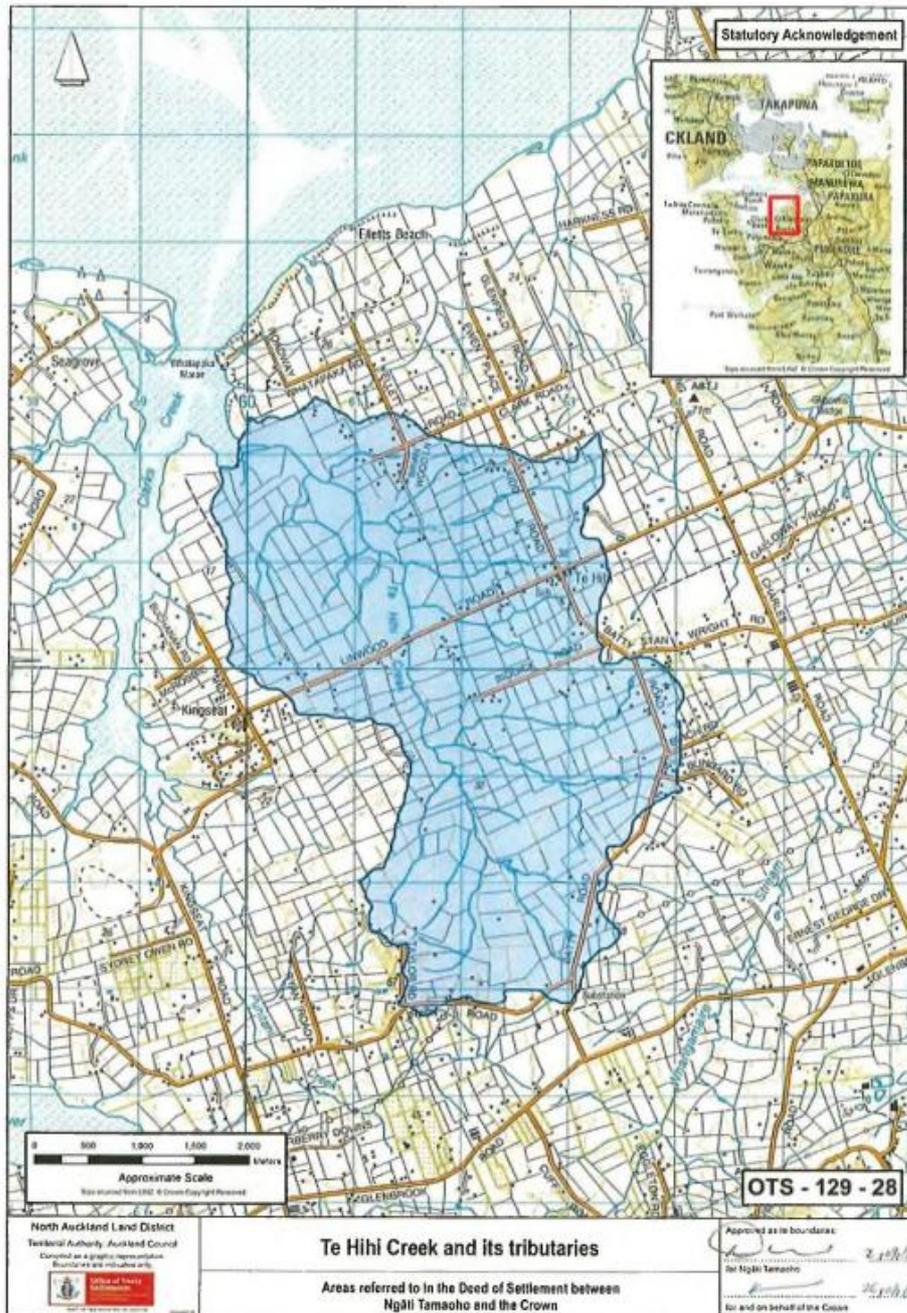


Figure 4: Ngāti Tamaoho Claims Settlement Act 2018 – Statutory acknowledgment area

The applicant has acknowledged the cultural relationship of Ngāti Tamaoho within its rohe, and have engaged early and meaningfully with them on the proposed development. This is outlined further in the consultation summary (**Attachment 4**). Ngāti Tamaoho will undertake a cultural values assessment as part of a substantive application. The proposed stormwater management approach and potential downstream water quality effects will be subject to further assessment as part of a substantive application. Engagement with Ngāti Tamaoho is ongoing and will continue throughout the course of the project.

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The Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014 and its associated deed provide collective redress for the shared interests of the 13 iwi and hapū of the Tāmaki Collective in maunga, motu and lands within Tāmaki Makaurau. These provisions do not settle any historical Treaty claims; this is addressed instead through the specific settlements with each iwi/hapū. The redress provided through the Act is provided ‘on account’ of those individual Treaty settlements.

A significant part of the collective redress is concerned with governance and management arrangements over the maunga of central Auckland and some of the islands of Tikapa Moana (the Hauraki Gulf).

Some commercial redress is also included, in the form of rights of first refusal (RFR) over Crown properties over a wide area of Auckland, and second rights to purchase deferred selection properties not selected or acquired by iwi/hapū under their individual settlements.

4.0 Consultation

In preparing this application consultation has been undertaken with Ministry for the Environment, Auckland Council, Auckland Transport and Iwi. An overview of the consultation undertaken and the feedback received is outlined in **Attachments 3** and **4**. This memorandum provides a response to the feedback received within the relevant sections. The Consultation and Iwi Engagement Report (**Attachments 3** and **4**) provide a more detailed overview in response to feedback received.

5.0 Statutory Framework

This section is provided in accordance with subclause 2(1)(a)(i) – (iii) of Schedule 5. This requires that applications include an assessment of the activity against the relevant provisions and requirements of the following statutory documents:

- a) any relevant national policy statements:
- b) any relevant national environmental standards:
- c) If relevant, the New Zealand Coastal Policy Statement:

5.1.1 National Policy Statement for Freshwater Management

The National Policy Statement for Freshwater Management 2020 (**‘NPS-FM’**) seeks to manage natural and physical resources to prioritise firstly, the health and well-being of water bodies and freshwater ecosystems, secondly, the health and needs of people, and thirdly the ability to provide for the social, economic, and cultural well-being of people and communities.

It is considered that the project is consistent with the relevant policies of the NPS-FM that relate to land development for the following reasons:

- The proposed masterplanning of Kingseat Village has taken into account the location of wetlands and waterways to design the development around these features (Policies 6, 7 and 9).
- The proposal provides the opportunity for wetland redevelopment and restoration and ecological restoration of an area including the establishment of planted and protected riparian margins of waterways which will improve the overall quality of freshwater environments on site (Policy 5).

- Engagement with Iwi is on-going for this project (Policy 2).
- Maximising the opportunities within the proposed reserve and open space areas for future enhancement, particularly within the northern open space including ecological restoration and enhancement and replanting (Policy 5).
- Ongoing monitoring will take place to ensure the condition of water bodies and freshwater ecosystems is not degraded (Policy 13).

Based on the assessment above, it is considered that the project is consistent with the NPS-FM.

5.1.2 National Policy Statement Highly Productive Land

The National Policy Statement for Highly Productive Land 2022 ('NPS-HPL') ensures the availability of New Zealand's most favourable soils for food and fibre production, now and future generations. It is noted the NPS-HPL recently came into effect on 17 October 2022, and was amended in August 2024.

The NPS-HPL (notwithstanding it is due to be amended shortly) applies to land in the General Rural or Rural Production Zone, or the equivalent zone. Stage 1 of the development has an urban zoning and is therefore not subject to the NPS-HPL. Stage 2 is within the Mixed Rural Zone under the AUP:OP and is arguably **not equivalent** to the General Rural and Rural Production Zone. However, in the event that decision-makers consider that it is, then an assessment of Stage 2 against the NPS-HPL is provided below.

The New Zealand Land Resource Inventory (NZLRI) maps have classified Stage 2 as LUC 2 (210ha) and LUC 3 (83 ha). Of the 210 ha that have been classified as LUC 2 urban zoning applies to 73ha and therefore this sits outside the scope of the NPSHPL.

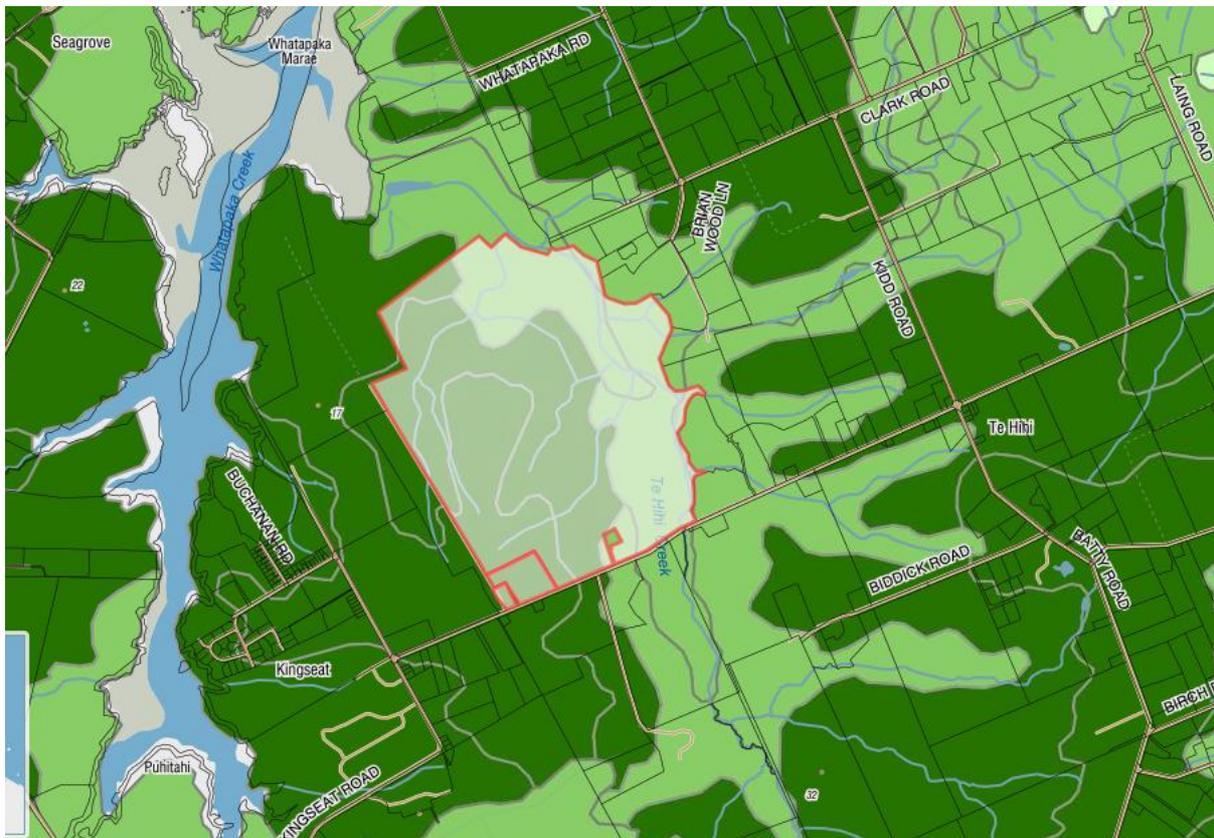


Figure 5: New Zealand Land Resource Inventory Map Source: Our Environment

The objective of the NPS-HPL is to protect highly productive land for use in land-based primary production, however, there are exceptions to this in particular circumstances.

Further, under Clause 3.10, Auckland Council may allow highly productive land to be subdivided, used or developed if satisfied that:

- a. *there are permanent or long-term constraints on the land that mean the use of the highly productive land for land-based primary production is not able to be economically viable for at least 30 years; and*
- b. *the subdivision, use, or development:*
 - i. *avoids any significant loss (either individually or cumulatively) of productive capacity of highly productive land in the district; and*
 - ii. *avoids the fragmentation of large and geographically cohesive areas of highly productive land; and*
 - iii. *avoids if possible, or otherwise mitigates, any potential reverse sensitivity effects on surrounding land-based primary production from the subdivision, use, or development; and*
- c. *the environmental, social, cultural and economic benefits of the subdivision, use, or development outweigh the long-term environmental, social, cultural and economic costs associated with the loss of highly productive land for land-based primary production, taking into account both tangible and intangible values.*

The proposal does not strictly meet these criteria, however:

- The NZLRI is based on an LUC assessment of the whole of New Zealand and has been carried out at a scale of 1:50,000. It is intended for regional use and planning and is not meant to be used at an individual site scale.
- According to the Economic Assessment undertaken by Insight Economics the Housing Capacity Assessment² identified a housing demand in the Franklin Local Board District, where the site is located, of 800 households per annum over the 30 years to 2053. On that basis, the 810 dwellings enabled by Stage 2 of the proposal equate to at least 1.2 years' of supply for the area.
- The Auckland Southern Rural Growth Strategy adopted in May 2025 identifies Kingseat as fulfilling the role of a rural village in the western southern area. The development of the site enables Kingseat to fulfil this role through urbanising existing rural land that adjoins the existing urban area. This provides the opportunity to establish a proper rural settlement of scale for the south-west that can cater for demand in the Franklin area and reduce the development pressure on land that not contiguous with the urban area and that is less suitable for development.
- Through the technical analysis in support of this application the site has been identified as appropriate and practicable for future urban development.
- The productivity of the north-eastern portion of the site is limited as it is permanently wet and is proposed to be restored as wetland.

² Housing Capacity Assessment 2023, Auckland Council [October 2023].

- The supply proposed by *Kingseat Village* will support a reduction of loss of ‘more productive’ highly productive land within the district as it provides the necessary supply to meet demand in an appropriate and practicable location in Kingseat adjoining the existing urban area.
- The benefits from ecological restoration on the site proposed as part of *Kingseat Village* including the creation of an 81ha wetland will provide a significant positive contribution in relation to the regional indigenous biodiversity loss Auckland has historically experienced.
- The Insight Economics Memorandum that identifies that *Kingseat Village* can achieve social and economic benefits and that the proposal will enable the land to be put to its highest and best use.
- It is considered that through design, particularly with cultural and ecological input, *Kingseat Village* can deliver a development that provides environmental, social, cultural and economic benefits that outweigh the long-term environmental, social, cultural and economic costs associated with the loss of highly productive land.

5.1.3 National Policy Statement for Indigenous Biodiversity

The National Policy Statement for Indigenous Biodiversity (‘NPS-IB’) ensures the protection, maintenance and restoration of New Zealand’s most threatened indigenous species. It is noted that the NPS-IB came into effect, gazetted on 4 August 2023.

It is considered that the project is consistent with the relevant objectives and policies of the NPS-IB for the following reasons:

- The site has been used as a farm and as such there is little in the way of trees or vegetation left.
- The proposal provides the opportunity to improve the site’s terrestrial biodiversity through enhancement and protection activities, which will improve the overall diversity, native species habitat and quality of the site’s terrestrial features (Policies 13 and 14).
- The proposed restoration actions, including the proposed wetland redevelopment and restoration (approximately 81 ha), planting of riparian margins and wetland buffers, will greatly increase indigenous terrestrial ecological values by increasing ecological connectivity, indigenous plant species diversity and abundance, and habitat values (Policies 13 and 14).
- The benefits from ecological restoration on the site will provide a significant positive contribution in relation to the indigenous biodiversity loss this part of the region has historically experienced (Policies 13 and 14).
- Engagement with Iwi is ongoing for this project (Policy 2).

Based on the assessment above, it is considered that the project is consistent with the NPS-IB.

5.1.4 National Policy Statement on Urban Development 2020

The NPSUD came into force on 20 August 2020 and replaced the National Policy Statement on Urban Development Capacity 2016. The NPSUD includes a focus on achieving well-functioning urban environments, promoting intensification within urban environments, such as Auckland, as a means of increasing housing supply, supporting competitive land markets and improving affordability. In particular there is now a much greater focus on:

- a) Introducing and defining the concept of well-functioning urban environments with a key component being the provision of a variety of homes that meet the needs of different households in terms of type, price and location. (Objective 1 and Policy 1);
- b) A greater emphasis on enabling more people to live in and more business to locate in areas that are near centres, planned public transport and where there is high demand (see Objective 3);
- c) A greater emphasis on improving housing affordability (see Objective 2);
- d) A greater emphasis on robust strategic planning and the need to integrate urban development with infrastructure (see Objective 6);
- e) Changing the policies from providing sufficient development capacity to providing at least sufficient development capacity (see Policy 2). This is coupled with other changes that direct Councils to provide more development capacity, and replacing 'minimum targets' with 'housing bottom lines';
- f) Being more directive about what it means for Councils to be 'responsive' in the urban environment with respect to Plan Changes (Policy 8); and
- g) Ensuring New Zealand's urban environments support reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change (Objective 8, Policy 1(e)).

The proposal is consistent with the NPS-UD for the following reasons:

- The proposal will establish a master planned community which enables a variety of homes including retirement living opportunities with a focus on accessibility via active transport modes. The provision of a neighbourhood centre and employment activities within the local centre will assist to reduce the number of private traffic movements out of Kingseat Village on the road network that would otherwise occur;
- The project will deliver an accelerated supply of dwellings to the market, which will be serviced by infrastructure and roading (including provision of active transport facilities) infrastructure. The dwellings are considered to support competitive land and development markets;
- The proposal will deliver a range of typologies and sizes which will contribute to the emergence of a diverse and vibrant community. This will also assist in responding to the changing needs of people, communities and future generations;
- The proposal will be coordinated with the delivery of private infrastructure (including roading and active transport facilities, stormwater, wastewater, water supply, electricity, gas and telecommunications).
- The proposal provides a range of open spaces, all of which are within walking or cycling distance from proposed residential dwellings.
- The proposal will likely contribute to an overall reduction in greenhouse gas emissions across the Auckland region by enabling Kingseat to grow to a sizeable community which can support improved public transport, local employment opportunities, community facilities and other amenities locating within the settlement itself. The significantly sized ecological restoration area will have a carbon sequestration function.
- The proposal is consistent with Objective 3 and Policy 1(c) as the existing public transport service provides future residents with accessibility to a Metropolitan Centre and sub-regional employment, entertainment and service hubs. As the population of Kingseat Village grows there is significant

opportunity to improve the efficiency of these connections and the relative accessibility via public transport. Furthermore, Policy 1(c) states that good accessibility is achieved “including by way or public or active transport”. This is acknowledgment of the different modes of transport that contribute to accessibility, with both private transport and public transport options, which must be considered for achieving good accessibility under this policy.

Based on the assessment above, it is considered that the project is consistent with the NPSUD.

5.1.5 New Zealand Coastal Policy Statement

The NZCPS sets out a number of objectives and policies for achieving the purpose of the RMA in relation to the coastal environment of New Zealand. As the proposed development is not located within close vicinity to the coastal environment, it is considered that it will be consistent with the NZCPS’s objectives and policies.

5.2 National Environmental Standards for Air Quality

The Resource Management (National Environmental Standards for Air Quality) Regulations 2004 (**‘NES:AQ’**) sets standards to guarantee a minimum level of health protection for people living in New Zealand.

No specific consents relating to this standard are required for the Project, although the relevant regulations in the NES:AQ have informed the assessment of construction and operational air quality effects. The potential for effects on air quality in relation to the Project relate primarily to dust during the construction phase. Measures are proposed to manage potential effects in response to the air quality objectives and policies.

The management of dust and odour will be addressed in the Construction Management Plan and an Erosion and Sediment Control Plan. As such, ambient air quality will be maintained once Kingseat Village is constructed.

5.3 National Environmental Standards for Freshwater

The Resource Management (National Environmental Standard for Freshwater) Regulations 2020 (**‘NES:F’**) sets standards to regulate activities that pose risks to the health of freshwater and freshwater ecosystems. Of particular relevance to the project are provisions which prohibit works in and around natural wetlands, and works affecting rivers and streams. Resource consent will be required under the NES:F as outlined above.

The masterplan is relatively high level to support this referral application. More detailed design will occur to support the substantive application if the project is successfully referred. This more detailed work will confirm if work around wetlands triggers a prohibited activity status by way of Regulation 53. Regardless s21(7) of the Fast-track Approval Act enables the Minister to accept a referral application for an activity that is prohibited under the Resource Management Act 1991. The effects of any proposal will be assessed as part of a substantive application if successfully referred.

5.4 National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (**‘NES:CS’**) sets a nationally consistent set of planning controls and soil contaminant values. Resource consent will be required under the NES:CS as outlined above.

5.5 Auckland Regional Policy Statement

The Urban Growth and Form objectives and policies are the heart of the Regional Policy Statement (**RPS**) and set the policy framework for managing Auckland’s growth. The RPS seeks to achieve a quality compact urban form by:

- a) Promoting urban growth and intensification within the urban area, towns, and rural and coastal towns and villages, and avoiding urbanisation outside these areas (B2.2.2(4));
- b) Promoting quality compact urban form (B2.2.2(4) – (9));
- c) Enabling higher residential intensification in and around centres and close to public transport (B2.2.2(5));
- d) Ensuring that employment, commercial and industrial opportunities meet current and future demands (B2.5.1(1)); and
- e) Enabling growth and development of existing or new rural and coastal towns and villages in a way that avoids scheduled resources, elite and prime soils, and significant natural hazards; and is consistent with local character, enables mana whenua wellbeing and can be serviced by infrastructure (B2.6.1).

Plan Change 80 (**PC80**) sought to align the with the objectives and policies of the NPSUD. PC80 is now operative. The RPS seeks to achieve a “quality compact urban form” to urban development in Auckland, by applying a centres-based approach (B2.2.2(7)), and promoting residential intensification in and around centres, corridors and close to public transport, social facilities and employment (B2.2.2(6)). This approach is broadly consistent with the NPSUD concept of well-functioning urban environments.

The proposal will form an extension of Kingseat rural village. The RPS anticipates the growth of rural and coastal towns (B2.6.1). In particular, Policy B2.6.1(1) specifically provides for the “expansion of existing rural and coastal towns and villages” where specific criteria are met. There is no Rural Urban Boundary around Kingseat and therefore the objectives and policies in B2.6.1 and B2.6.2 apply.

The technical reporting and subsequent masterplanning of the site demonstrates that the elements of B2.6.1 and B2.6.2 are given effect to including whether enabling growth of existing rural towns occurs in a way that avoids scheduled resources and significant natural hazards; and is consistent with local character, enables mana whenua wellbeing and can be serviced by infrastructure. The proposal avoids the urbanisation of elite soils and is consistent with the policy directive to avoid where practicable prime soils because it will support a reduction of loss of ‘more productive’ highly productive land within the district as it provides the necessary supply to meet demand in an appropriate and practicable location in Kingseat adjoining the existing urban area. The technical reporting and subsequent masterplanning of the site demonstrates that the proposal to urbanise the plan change area, and provide for the expansion of Kingseat, is consistent with B2.6.1 and B2.6.2.

5.6 The Auckland Future Development Strategy 2023-2053

The Auckland Future Development Strategy (**FDS**) provides a long-term growth strategy for Auckland looking ahead to 2053. The purpose and content of the FDS set out in clause 3.13 of the NPSUD however, is important. This states that its purpose is to promote long-term strategic planning, within which it must identify broad locations in which development capacity will be provided over the long term. The FDS does not specifically identify Kingseat Village as a growth area nor does it appear to have been ever considered by the Council in its evaluation of the spatial scenarios.

The FDS spatial response for rural areas acknowledges more work needs to be done to specifically address growth in existing rural towns and settlements such as Kingseat. There is a supporting action to update information on rural settlements, environments, productivity and employment and develop a Rural Strategy (prioritising the southern rural area) to inform the future approach to rural areas. The Southern Rural Strategy has now been developed and was adopted by Council in May 2025. This is discussed further in relation to Kingseat below.

5.7 The Southern Rural Strategy

The Southern Rural Strategy anticipates the southern rural area will see an increase of 89,900 people, 37,500 households, and 16,500 jobs by 2052. Most of this growth is expected to occur in the existing urban and future urban areas of Pukekohe, Drury, Ōpaheke and Paerātā. Some growth is expected in the existing urban and future urban (where relevant) areas in Patumāhoe, Glenbrook Beach, Waiuku, Kingseat, Karaka, Clevedon, Beachlands and Maraetai. Other settlements are expected to experience very limited growth.

The Southern Rural Strategy notes that the Kingseat community is currently dependent on Pukekohe and neighbouring settlements for access to services, facilities and employment. The strategy seeks to grow Kingseat into the role of a rural village for the western southern rural area. Rural villages are smaller than towns but still provide essential services to local communities and surrounding areas. Clevedon is currently fulfilling this role in the eastern southern rural area. The strategy notes that in fulfilling this role Kingseat will experience significant growth, largely within the existing urban area, helping to preserve the surrounding rural landscape and dairy farms.

The strategy further notes that while public wastewater servicing in Kingseat is currently limited, planned investment through the South-west Wastewater Sub-regional Servicing scheme aims to improve infrastructure in the area. Kingseat Village Infrastructure Limited has been incorporated to provide private water and wastewater services for the entire Kingseat Village community.

The proposal is consistent with this strategic direction as it will assist with growing Kingseat into a rural village for the western southern area. Much of the growth enabled by the proposal is within the existing undeveloped urban land in Kingseat with some limited expansion into an adjoining rural property. Resource consent has been granted to construct and operate a WWTP at 956 and 1012 Linwood Road which can service the development with an expansion to accommodate Stage 2. Potable water can be supplied from existing bores on the site.

6.0 Assessment of Effects

This section is provided in accordance with s13(4)(h) of the FTAA. This requires that applications include a description of the anticipated and known effects of the project on the environment.

The proposal will not generate significant adverse environmental effects, as any adverse effects on the environment will be appropriately avoided, remedied or mitigated to be minor or less than minor in nature. The key potential adverse effects are addressed in general below and should be reviewed in conjunction with the supporting technical expert memorandums accompanying this application.

6.1 Economics

An Economic Assessment of the proposal has been undertaken by Insight Economics. This assessment finds that a steady supply of new homes (800 per year) is needed within Franklin to accommodate growth. According to the report from Insight Economics this proposal addresses that need directly and:

- a) Makes a significant contribution to regional housing supply; and
- b) The **Stage 1 development** generates the following national impacts:
 - A one-time boost in national GDP of around \$504 million;
 - Employment for 3,535 FTE-years (or 707 people employed full-time for 5 years); and
 - Additional household incomes of over \$300 million.
- c) The corresponding national impacts of **Stage 2 development** are:
 - A one-time boost in national GDP of around \$390 million;
 - Employment for 2,750 FTE-years (or 550 people employed full-time for 5 years); and
 - Additional household incomes of over \$235 million.

Overall, over a ten-year period, it is estimated that the development could have the following national impacts:

- A one-time boost in national GDP of around \$894 million;
- Employment for 6,285FTE-years (or 629 people employed full-time for 10 years); and
- Additional household incomes of nearly \$535 million.

In particular the proposal enables approximately 1955 dwellings, which will help the market be more responsive to growth in demand and foster competition in the land market. The proposal caters to a variety of needs and preferences by providing for a range of dwelling typologies.

In terms of wider economic effects, while Stage 2 of Kingseat Village is not currently planned for growth at this scale given the extent of ecological restoration works proposed, Insight Economics note that the supply in housing from this development satisfies the definition of “significant” in Policy 8 of the NPS-UD, which requires authorities to be responsive to significant unplanned or out-of-sequence proposals that would contribute meaningfully to a well-functioning urban environment. Insight Economics has also considered whether the proposal might impose unwarranted costs on the wider community via the infrastructure required to service it. Insight has concluded that this is minimal given the applicant will fund the community-centric three waters infrastructure to service the development.

Insight Economics concludes that the fast-track process ensures these benefits are realised sooner than traditional development pathways would otherwise normally allow. In their expert view, the proposal meets criteria 22(2)(a)(iii) and 22(2)(a)(iv) of the FTAA and is supportable on economic grounds.

6.2 Transport

A Transportation Memorandum has been prepared by Parlane and Associates which outlines the transportation context, anticipated effects, and future assessment needs, and concludes that there are no transportation issues that would prevent the proposal from progressing to the Fast Track consenting stage.

Importantly, the transport memorandum states that increasing the population of Kingseat as proposed will make it more viable for public transport improvements and increase the frequency of the bus services offering a connection to Papakura and Drury and from there to all places on the rail network. The transport memorandum notes that any improvements will have down-stream benefits to other users.

The transport memorandum also notes that modelling by the Auckland Forecasting Centre and further modelling by Flow Transportation Specialists as part of Plan Change 96 shows that there will be sections of Linwood Road that will experience traffic congestion simply as a result of the already permitted development. This level of peak congestion is not unusual within the Auckland setting and it is noted within the transport memorandum that it would be relatively straightforward to provide for public transport priority measures at any future congestion bottlenecks on Linwood Road.

6.3 Earthworks

Bulk earthworks across the site would be staged and would form topography suitable for building platforms, roading networks, Stormwater management devices and overland flowpaths where required.

During construction, erosion and sediment control measures will be utilised to avoid an adverse environmental effect. All proposed sediment and erosion control measures will be designed in accordance with the Auckland Council's GD05.

Any adverse dust effects can be appropriately managed with standard conditions of consent.

On the basis of the above, it is considered that any adverse effects associated with earthworks can be managed in that they will be less than minor.

6.4 Infrastructure

Details of the proposed infrastructure services such as stormwater, wastewater, water supply and utilities are outlined above and further detailed within the Infrastructure Memorandum from Civilplan.

There is currently not public wastewater or water supply connection available at the Site however, the engineering reports confirm that the Site is able to be adequately serviced now, and in the future. Resource consent has been granted to construct and operate a WWTP at 956 and 1012 Linwood Road which can service the development with amendments to cater for Stage 2. Kingseat Village Infrastructure Limited has been incorporated to operate the water and wastewater infrastructure to service the entire zoned area at Kingseat. Potable water can be supplied from existing bores on the site. Hence there is not considered to be any significant adverse effects in relation to infrastructure and servicing.

A recent example of a consented and operational wastewater treatment plant is the Karaka North Village development, which had no access to a reticulated water supply or sewer. The water treatment plant includes pH correction, greensand filtration for the removal of iron and manganese, UV disinfection, chlorine disinfection using an on-site electrochlorination system and fluoridation. Wastewater is treated via a membrane bioreactor (MBR) and UV disinfection, with waste solids dewatered using a decanter centrifuge. Karaka Village Infrastructure Ltd has been sent up for operating the infrastructure. A similar model will be utilised for the Kingseat project with Kingseat Village Infrastructure Limited having already been established.



Figure 6: Karaka Village Private Water and Wastewater Treatment Plant.

6.5 Flooding

The subject site is split into two stormwater catchments. The majority of the site drains to the east to the Te Hihi Creek with the remaining area flowing towards the Whatapaka Creek. The northern and eastern boundaries of the site are either within or adjacent to flood prone areas with high risk of inundation. Flooding requires further investigation through a flood modelling during the final Stormwater Management Plan (SMP) stage. Given the identified flood hazard, the SMP shall prioritise minimising post-development impacts on the 1% AEP+ climate change peak flow to match predevelopment flow rates. The preliminary Engineering Memo indicates that there are options for this.

6.6 Ecology

As previously discussed, years of agriculture have left the subject site devoid of indigenous vegetation. The proposal involves extensive wetland redevelopment and restoration of Te Hihi Creek, as well as significant opportunities within the proposed reserve and open space areas for future ecological restoration and enhancement and replanting.

For the reasons set out above, any potential adverse ecological effects will be less than minor.

6.7 Cultural Values

A summary of consultation undertaken with iwi through the life of the proposal will be included with the final application.

The project will not occur on land returned under a Treaty Settlement. The Ngāti Tamaoho Claims Settlement Act 2018 covers the site as it falls within a Statutory Acknowledgement area. Engagement with

Ngāti Tamaoho is ongoing and a CVA will be undertaken as part of a substantive application. The Applicant is committed to working with all iwi groups that have registered their interest in this project to develop the masterplan should the project be referred.

6.8 Positive Effects

Kingseat Village will deliver a number of positive effects, including but not limited to:

- Increasing housing supply in Auckland's southern area and Franklin ward area where there is an identified demand of 800 households per annum over the 30 years, noting that these projections would increase significantly under a high growth scenario and with a 50-year outlook, which the Government has signalled it intends to do;
- Delivery of a diverse mix of housing typologies to suit families of various sizes and different lifestyle choices to address housing needs including retirement living;
- Creation of a well-functioning urban environment with a neighbourhood centre and enabling Kingseat Village to grow to a size that enables it to fulfil the role of a rural village as envisioned within the recently adopted Southern Rural Strategy;
- Enhancement of the natural environment through significant wetland redevelopment and restoration and the design which seeks to weave natural space through the development; and
- Generation of a wide range of economic benefits, such as providing a direct boost in housing supply to meet growing demand, meeting the needs of an evolving population, and contributing significant regional economic benefits.

6.9 Mitigation

This memorandum, and the supporting memorandums from the technical experts, identify a range of measures to address potential adverse effects and ensure that those adverse effects are avoided, remedied or mitigated. This includes the application of standard and well-established mitigation measures and more bespoke approaches to manage the particular effects of this proposal. These can be addressed through design, conditions of consent, and monitoring.

7.0 Conclusion

Having undertaken a high-level planning assessment, it is considered that there are no planning-related reasons why *Kingseat Village* could not proceed under the Fast-Track Approvals Act 2024. Through strong design and technical input, *Kingseat Village* can achieve a built form, environment and community that positively impact future residents and the wider Kingseat community, without having an adverse effect on the environment.

As set out above, water will be supplied to the development from three production bores drawing from the Franklin Te Hihi North Waitemata Aquifer. Resource consent has been granted to construct and operate a WWTP at 956 and 1012 Linwood Road, Kingseat, consisting of a Membrane Bioreactor (MBR) treatment process. A network utility company (Kingseat Village Infrastructure Limited) has been established and incorporated to own and operate the WWTP and water infrastructure. This demonstrates that significant

progress has already been made towards delivering comprehensive, integrated and self-sufficient development at Kingseat, which this project will build on.

It is acknowledged that a full and comprehensive Assessment of Environmental Effects will be undertaken as part of the resource consent application, however at this stage, no more than minor adverse effects have been identified that preclude the development from occurring.