

9 October 2025

Ministry for the Environment
Attn: Listed Projects Team
Via email: listedprojects@mfe.govt.nz

To Whom It May Concern,

Kingseat Village Fast Track Referral Application Covering Letter

This letter accompanies, and is in support of, the Fast Track Referral Application package for Kingseat Village, on behalf of Kingseat Village Limited and related parties (**KVL**). KVL own almost 300 hectares at Kingseat Village, an existing village settlement in the Karaka countryside, 10 minutes west of State Highway 1 in South Auckland.

Kingseat Village Limited

The parties behind KVL have already developed over 600 sections/ homes with building partners at Karaka Lakes, which is a renowned South Auckland park like community 10 minutes east of Kingseat beside State Highway 1. KVL has committed interest in Kingseat from its building partners . KVL seeks inclusion in the Fast Track to enable a range of homes to be built within more certain and consistent timeframes.

Kingseat

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) The current masterplan includes approximately 1955 residential dwellings ranging in density from Large Lot Residential (approximately 510 dwellings), Standard Residential (approximately 1020 dwellings) to Medium Density Residential (approximately 125 dwellings), however, this may 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 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;
- 4) A neighbourhood centre/community hub to provide for residents day to day needs and includes approximately 1,500m² of neighbourhood centre 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 development will be undertaken in stages. Stage 1 involves the development of approximately 1145 sections including a 300 lot retirement village across 78 hectares located within the Kingseat Precinct and where urban zoning applies. Stage 2 involves the development of approximately 810 sections across 220 hectares of rural land immediately to the east of Kingseat Village.

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

In relation to infrastructure KVL has already obtained Resource Consent for a Wastewater Treatment Plant to service the development. Potable water will be obtained from existing bores within the site. 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.

We believe our application supports the delivery of a development project that will deliver significant regional benefits, including but not limited to:

- Kingseat Village will boost the supply of housing which will help narrow the gap between future supply and demand, which will help the market be more responsive to growth in demand, thereby reducing the rate at which house prices grow over time (relative to the status quo).
- The proposal caters to a variety of needs and preferences by providing for a range of dwelling typologies, including retirement living, standalone homes of various sizes and configurations as well as terraces / duplexes.
- Enabling approximately 11,000 m² of commercial floorspace, which will help keep pace with demand over time, thereby helping to ease land supply constraints and supporting a more responsive commercial market.
- As future development enabled by the proposal occurs and new residents move to the area, they will help create critical mass to support greater local retail / service provision.
- One-off economic impacts through the construction of hundreds of new homes, commercial amenities and infrastructure.
- Employment through the approximate ten-year construction period.
- Employment once operational for the neighbourhood centre.
- The proposal will also enable the land to be put to its highest and best use, which is a precondition for economic efficiency to hold in the underlying land market.

Conclusion

The Fast Track Referral Application package for Kingseat Village, is accompanied by a suite of specialist memorandums which summarise the specific aspects of the proposal, provide a high level assessment of statutory and non-statutory documents, consider the potential effects of the proposal and potential mitigation, and the deliverability of this project.

Our project team is ready to prepare a comprehensive resource consent application that best utilises the fast-track process to ensure Kingseat Village is delivered in a more timely and cost-efficient way.

We would welcome the opportunity to meet and present our application in further detail along with continuing to working collaboratively with Ministry for the Environment and affected parties by the project.

If you have any questions or would like further information, please feel free to touch base.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited



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