

Your Comment on the Papakāinga Development - Kaitaia

All sections of this form with an asterisk (*) are mandatory.

1. Contact Details

Please ensure that you have authority to comment on the application on behalf of those named on this form.

Organisation name (if relevant)	Far North District Council – District Plan Team		
*First name	Greg		
*Last name	Wilson		
Postal address			
*Home phone / Mobile phone	0274038993	*Work phone	0274038993
*Email (a valid email address enables us to communicate efficiently with you)	Greg.Wilson@fndc.govt.nz		

2. *We will email you draft conditions of consent for your comment about this application

✓	I can receive emails and my email address is correct	<input type="checkbox"/>	I cannot receive emails and my postal address is correct
---	--	--------------------------	--

3. Please provide your comments on this application

If you need more space, please attach additional pages. Please include your name, page numbers and the project name on the additional pages

Infrastructure services and operative District Plan zoning

The development proposal is recognised to provide for additional supply of housing for the Kaitaia community. This is considered generally appropriate as an outcome for this community and in this location. There are some high level issues represented by the proposal that may test the model for provision of affordable infrastructure to the urban zoned areas of the Kaitaia community. This is expanded on below.

The subject site has a split zone under the operative district plan. Residential and Rural Production. Urban Growth management is identified amongst the eight significant issues for the operative plan. A key statement identifies that “*where the Plan provides for urban growth, the Council will ensure that infrastructure is constructed in a timely fashion..*”

The plan identifies that the urban environment consists of the Residential, Commercial and Industrial Zones and contains a policy framework providing for development intensity within these zones. Further development intensity can be achieved where wastewater infrastructure services the urban zones. The following outlines the multiplier effect of wastewater infrastructure and the residential zone.

Subdivision

The minimum lot sizes are

- 3,000m² (unsewered) and
- 600m² (sewered).

All subdivision requires resource consent. Any subdivision beyond these thresholds becomes a 'discretionary' activity, meaning that Council may grant or decline the application.

The development proposal provides additional supply of housing both within the Residential Zone, which is anticipated by the plan, and also within the Rural Production zone, the latter of which is not anticipated to host infrastructure services. Widespread provision of wastewater capacity outside of the existing residential zoned area may impact on the available capacity to service new development within the residential zoned areas. This is offered as a general comment and the one-off delivery of wastewater services is not expected to create any significant impact on the model of delivery of development capacity to the Kaitaia residential zoned area.