

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)	FNDC (IAMs Department)		
*First name	Sujeet		
*Last name	Tikaram		
Postal address			
*Home phone / Mobile phone		*Work phone	027 566 1191
*Email (a valid email address enables us to communicate efficiently with you)	Sujeet.tikaram@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
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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

Suggested conditions of consent regarding infrastructure servicing are to include those listed below:

Stormwater:

- All new stormwater infrastructure to be vested in Council shall be accompanied by a Producer Statement PS1, PS3 and PS4.
- A Chartered Professional Engineer certifying the PS1 and/or PS4 on design and/or constructions works shall ensure that the design and construction work are in accordance with FNDC Engineering Standards.
- A Chartered Professional Engineer shall determine the level of constructions monitoring (CM1-CM5) required to certify a PS4.
- Contractor providing the (PS3) certificate of completion of the works shall ensure the constructions works are in accordance with FNDC Engineering Standards.”
- Detailed construction plans and drawings of all new stormwater infrastructure are to be submitted for Council approval prior to works commencing. The drawings are to include details of all new connection points to the existing public stormwater network
- The stormwater management and attenuation design shall be carried out in general accordance with the Chester Ltd plans and reports submitted with the application, outlined below and attached to this consent with the Environmental Protection Authority’s “Approved Stamp” affixed to them.
 - “Stormwater Layout Plan”, Sheet No. 400-401, dated 21 September 2020.

- “Stormwater Mitigation Plan”, Sheet No. 402, dated 21 September 2020.
- “Stormwater Details – Pond Detail”, Sheet No. 420, dated 21 September 2020.
- “Stormwater Catchment Plan”, Sheet No. 430, dated 21 September 2020.
- Plans shall clearly indicate stormwater assets that are to be vested in Council and assets that are to remain in private ownership
- Stormwater runoff from new buildings and impermeable surface areas shall be attenuated back to pre-development levels via detention basins for the 10% and 1% AEP storm events plus an allowance for climate change
- Overland/secondary flowpaths are to be unobstructed by new buildings, road infrastructure, other structures or landscaping
- The consent holder shall be responsible for the ongoing maintenance and operation of the stormwater detention devices on site. Detention ponds are to be set back the required minimum distance from existing wetlands, and flood hazard areas on the site
- Provide evidence of an approval from the Far North District Council’s Stormwater Engineer or designate in relation the Far North District Council’s Land Drainage Bylaw.
- As-built information and test results in accordance with the requirements of the FNDC Engineering Standards and Guidelines 2004-Revised 2009 and NZS 4404:2004 are to be submitted to Council on completion of the works

Roads:

- Application forwarded to the NTA Road Safety Team for further comment
- Detailed engineering plans and drawings are to be prepared and submitted for Council approval for the construction of a minimum of 32 car parking spaces and maneuvering areas.
- The plans and drawings are to include details of the proposed roading and access approaches to service the development, including the extended ring road, upgrades to the existing accessway, speed calming measures, footpaths, road markings, and upgraded vehicle crossing to Kohuhu Street.
- Plans and drawings are to include details of internal signage and lighting to service the development (if any)
- The design shall be carried out in general accordance with the Chester Ltd plans and reports submitted with the application, outlined below and attached to this consent with the Environmental Protection Authority’s “Approved Stamp” affixed to them:
 - “Roading Plan Overview”, Sheet No. 700, dated 21 September 2020.
 - “Roading Plan 1-4”, Sheet No. 701-704, dated 21 September 2020.
 - “Loop Road Alignment”, Sheet No. 710, dated 21 September 2020.
 - “Loop Road Profile View”, Sheet No. 711, dated 21 September 2020.
 - “Roading Typical Details”, Sheet No. 720, dated 21 September 2020.
 - “Vehicle Tracking – B85 Vehicle”, Sheet No. 730, dated 21 September 2020.
 - “Vehicle Tracking – Heavy Rigid Vehicle”, Sheet No. 731, dated 21 September 2020

Traffic Engineering & Management Ltd

- “Proposed Residential Development 23 Kohuhu Street, Traffic Impact Assessment”, Ref. No. 20236, dated 28 September 2020
- The engineering plans and drawings shall include a design certificate (PS1) signed by a Chartered Professional Engineer for the loop road pavement and surfacing specifications
- A vehicle crossing permit and approved TMP/CAR application are to be obtained for works on public roads prior to works commencing
- A streetlighting design for all new streetlights in accordance with Council requirements is to be submitted for approval prior to works commencing
- The road layout shall be in accordance with the requirements of Fire and Emergency NZ such that fire appliances shall be able to access the site from Kohuhu St and park within 20 metres of the buildings on the site.

- The consent holder shall submit a Construction Traffic Management Plan (CTMP) so that any potential adverse effects of construction traffic will be mitigated. The CTMP is to be approved by Council prior to any earthworks or construction activities commencing
- All infrastructure to be vested in Council shall be accompanied by a Producer Statement PS1, PS3 and PS4.
- A Chartered Professional Engineer certifying the PS1 and/or PS4 on design and/or constructions works shall ensure that the design and construction work are in accordance with FNDC Engineering Standards.
- A Chartered Professional Engineer shall determine the level of constructions monitoring (CM1-CM5) required to certify a PS4.
- Contractor providing the (PS3) certificate of completion of the building work shall ensure the constructions works are in accordance with FNDC Engineering Standards
- Roadside drains, kerb and channeling, footpaths and berms on Kohuhu St are to be reinstated to the satisfaction of Council on completion of the works
- Prior to works commencing, the consent holder shall mark the position of all existing underground public services and continue to protect those services during construction work on the site. Should any damage be done it shall be repaired to the satisfaction of the Council, and at the cost of the consent holder
- Any debris deposited on the public road as a result of earthworks or construction activities shall be removed by or at the expense of the applicant.
- Any works within 10m of the Matthews Outfall Drain is subject to the Far North District Council's Land Drainage Bylaw and will require approval which is independent of the Resource Consent process
- As-built information, RAMM data and test results in accordance with the requirements of the FNDC Engineering Standards and Guidelines 2004-Revised 2009 and NZS 4404:2004 are to be submitted to Council on completion of the works

Proposed Conditions:

- proposed concrete paths linking the entrance to buildings with the car parking spaces to be shown on the plans.
- the provision of a lighting design for car parking areas is required as per FNDC Operative District Plan requirements.

Request for information:

- Given that a technical shortfall of 16 car parking spaces was identified during investigations undertaken as part of TIA. It is required from the applicant to clarify how this shortfall will be managed, as this may affect other residents of Kohukohu Street.
- It is required to measure effect from the proposal on the intersection of Kohuhu Street and North Road.
 - Warrant assessment for turn treatment on the major road (North Road) is required. It is recommended to use [Figure 4.9 and 4.10 of Austroads Guide to Road Design. Part 4a.](#)
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Wastewater:

- Detailed construction plans and drawings of all new wastewater infrastructure are to be submitted for Council approval prior to works commencing. The drawings are to include details of all new connection points to the existing public wastewater network
- A wastewater storage chamber with emergency overflow connected to the public sewer scheme shall be installed. Detailed engineering drawings, specifications and calculations of the storage chamber prepared by a Chartered Professional Engineer shall be submitted for Council approval
- Plans shall clearly indicate wastewater assets that are to be vested in Council and assets that are to remain in private ownership

- As-built information and test results in accordance with the requirements of the FNDC Engineering Standards and Guidelines 2004-Revised 2009 and NZS 4404:2004 are to be submitted to Council on completion of the works
 - All infrastructure to be vested in Council shall be accompanied by a Producer Statement PS1, PS3 and PS4.
 - A Chartered Professional Engineer certifying the PS1 and/or PS4 on design and/or constructions works shall ensure that the design and construction work are in accordance with FNDC Engineering Standards.
 - A Chartered Professional Engineer shall determine the level of constructions monitoring (CM1-CM5) required to certify a PS4.
 - Contractor providing the (PS3) certificate of completion of the building work shall ensure the constructions works are in accordance with FNDC Engineering Standards.”
 - The wastewater design shall be carried out generally in accordance with the Chester Ltd plans and reports submitted with the application, outlined below and attached to this consent with the Environmental Protection Authority’s “Approved Stamp” affixed to them.
- “Wastewater Layout Plan”, Sheet No. 500, dated 21 September 2020.
 - “Wastewater Details – Storage Tank Detail”, Sheet No. 520, dated 21 September 2020.

Water supply:

- Adequate water supplies are to be provided for the proposed new units at BC stage for domestic and firefighting purposes.
- Detailed construction plans and drawings of all new water supply infrastructure are to be submitted for Council approval prior to works commencing. The drawings are to include details of all new connection points to the existing public water supply network
- A backflow prevention device shall be installed at the point of connection between the private reticulation network and the Council water supply scheme. Detailed engineering drawings, specifications and calculations of the backflow preventor prepared by a Chartered Professional Engineer shall be submitted for Council approval
- Plans shall clearly indicate water supply assets that are to be vested in Council and assets that are to remain in private ownership
- The wastewater design shall be carried out generally in accordance with the Chester Ltd plans and reports submitted with the application, outlined below and attached to this consent with the Environmental Protection Authority’s “Approved Stamp” affixed to them:

“Water Supply Layout Plan”, Sheet No. 600, dated 21 September 2020

- Prior to works commencing, the consent holder shall carry out hydrant flow / pressure testing to ensure that the hydrants available to the site have the required flows / pressure for fire fighting under the Far North District Council’s Engineering Standards and Guidelines and NZS PAS 4509:2008. Should the required flow / pressure not be available, then provide details for the approval of Council of the measures proposed to provide adequate fire flows to serve the development. Should the flow rate be satisfactory, then the results of the testing are to be provided to Council
- As-built information and test results in accordance with the requirements of the FNDC Engineering Standards and Guidelines 2004-Revised 2009 and NZS 4404:2004 are to be submitted to Council on completion of the works
- All infrastructure to be vested in Council shall be accompanied by a Producer Statement PS1, PS3 and PS4.
- A Chartered Professional Engineer certifying the PS1 and/or PS4 on design and/or constructions works shall ensure that the design and construction work are in accordance with FNDC Engineering Standards.
- A Chartered Professional Engineer shall determine the level of constructions monitoring (CM1-CM5) required to certify a PS4.
- Contractor providing the (PS3) certificate of completion of the building work shall ensure the constructions works are in accordance with FNDC Engineering Standards