

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		
*First name	Esther		
*Last name	Powell		
Postal address			
*Home phone / Mobile phone	021 84 7598	*Work phone	021 84 7598
*Email (a valid email address enables us to communicate efficiently with you)	Esther-Amy.Powell@fndc.govt.nz		

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

<input checked="" type="checkbox"/>	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

House Keeping

Every "I" and "L" is missing from the initial form document which makes it really hard to read. Check integrity of document before publishing on the Webb. Sanson AEE okay.

Outline

- 24 re-locatable houses to be cited on Maori Freehold land as a Papakainga. Unknown dwelling configuration – likely 3 bedroom. Ex Kainga Ora stock from Auckland.
- Split zone RPZ & Residential – 18.6177ha.
- Subject to flooding overlay.
- Reticulated servicing for municipal potable & private onsite SW detention (hydraulic neutrality).
- WW municipal reticulation internal infrastructure & temp storage to remain private.
- 2-way loop access with parking bays. Unclear where visitor parking provided.
- Significant earthworks (13,961m3 cut/fill)
- Landscaping not proposed in the application – offered as condition.
- Multiple breaches – States Non-Complying under the DP.

General

- Could be relevant watercourse & wetlands shown on site plan (if not constructed)

- High wellbeing values particularly long-lasting social infrastructure & cultural benefits.
- Consistent with existing environment – contiguous with existing development.
- Integrated village feel – education & training onsite.
- The application is Discretionary. Appears compliant with 8.6.5.4.2 Integrated Development and is considered under papakainga not res intensity.
- Therefore, does not need to meet 104D tests.

Residential Intensity

Dwellings to be within the RPZ = 55 dwellings for Papakinga (Meets Controlled criteria??)

Dwellings in Residential Zone = 31 (Meets Permitted criteria??)

Landscaping

Should be required by condition – planting of wetlands areas, Low Impact Design – garden SW swales etc.

Landscape plan to be provided prior to BC– implementation prior to occupation – may not be feasible due to rolling staging of development and occupation. Needs to have a timeframe though i.e. within six months and implementation to occur within 6 months – maintenance for duration of consent.

Privacy, amenity & separation

Natural Hazards

Mitigation of flood hazard - floor level proposed to be 11.75RL – should require RL to be established by surveyor prior to development and post bulk earthworks by condition.

Identify & protect detention ponds by condition.

More relevant to existing development in Res Zone.

Each house should have potable storage – reduce pressure on municipal services summer and to attenuate in high falls – FNDC aloud variation to remove storage in past but recent water shortages should prompt us to lobby for its inclusion.

Carparking & Accessibility

32 carparks provided. Carparking availability – appears to be only 1 per household and 8 visitor (though I can't see them on the plan). Details of dwellings not available – likely 3 bed.

Access road to remain in private ownership – approved by IAMs.

CMP to be approved by Council prior to construction by condition.

Proposes 1.5m footpath – support by condition.

Needs to be a review clause about carparking – is it sufficient – Provision of more visitor carparking if not.

Previous RC required 2 carparks per dwelling though papkainga only requires 1.

Monitoring

Landscaping

Integrity of the Infrastructure

Stormwater attenuation ponds

Carparking & accessibility