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15th July 2021

To: The Papakāinga Development – Kaitaia Expert Consenting Panel
C/O Sandra Balcombe - EPA
Via email: Alexander.Erceg@epa.govt.nz

Re: FTC-000008 He Korowai Trust – Response to Comments

INTRODUCTION

This letter provides a formal response to the comments received from the Environmental Protection Agency (“EPA”) in relation to the above Fast Track Consenting Proposal as lodged by He Korowai Trust.

COMMENTS

We understand a total of ten (10) comments were received from the EPA in relation to the proposal. Table 1 below outlines these submissions and provides He Korowai Trust’s position / response to each.

Submission	Response
W & R Koros	The response is acknowledged as supporting the application.
G Wilson (FNDC)	<p>The response considers the potential conflicts / issues between a split zoned site, providing additional supply of papakāinga housing, and the delivery of infrastructure.</p> <p>The site is serviced by 3 waters and the submission by S Tikaram (FNDC) poses no issues to this (expanded on below). The site is on māori freehold land and no subdivision is proposed so it is unsure why the subdivision density standards are provided in the response.</p> <p>If the site was developed ‘traditionally’ the density of development could have been similar to that seen at Taupata Place (via residential intensity settings for the Residential Zone).</p>

<p>S Tikaram (FNDC)</p>	<p>The proposed conditions of consent are generally agreed with, and they follow the typical process of submitting plans for approval, carrying out the works to the approved plans and then providing appropriate sign offs for Council consideration and approval.</p> <p>The Chester Plans show sufficient details and only minor updates will be required to meet the design detail requirements of the proposed conditions.</p> <p>In terms of the parking shortfall, section 3.4 of the Traffic Impact Assessment covers this matter. Section 3.1 also considers the intersection with Kohuhu Street and North Road with no need for any upgrades as outlined in the submission.</p>
<p>E Powell (FNDC)</p>	<p>The items provided in the response associated with landscaping, establishing an RL for the site, protection of the detention ponds and carparking is agreed with.</p> <p>The need for water storage is not agreed with and this is not supported by FNDC Development Engineer proposed conditions.</p>
<p>G Rush & K Johnson</p>	<p>Flooding</p> <ul style="list-style-type: none"> • The proposal includes a number of new stormwater related detention ponds and works to alleviate the potential flooding issues. Section 5 of the Land Development Report covers these specific matters as well as the relevant Civil Drawing Set which highlights the proposed works. <p>Road Vehicle & Pedestrian Access</p> <ul style="list-style-type: none"> • Section 3.7 of the TIA covers the submission point re FENZ input. <p>Security & Wellbeing</p> <ul style="list-style-type: none"> • The submission point relates to antisocial behaviour. The location of the behaviour is not described but it is assumed to be the vacant site

	<p>on Grigg Street. The site is fenced at the submitters site and along some of the Grigg Street boundary. Landscaping along the boundary could assist further in this regard.</p> <ul style="list-style-type: none">• The submission point relates to devaluation of land and this is not a matter in which we can assist with. <p>Housing Issues</p> <ul style="list-style-type: none">• The land is not being rezoned and the density promoted is enabled through the Integrated Management Rule of the Far North District Plan.• Consent is being applied for through the Fast Track Consent Process.• The Geotech Report was completed 30 October 2020 with site walkovers occurring / tests in August 2020. Winter in NZ is from June – August.• The buildings are setback 10m as required by the Far North District Plan. This is considered a sufficient separation distance under the Plan.• Devaluation is not an issue we can address.• Asbestos (if any) is to be managed via the Building Act. Kainga Ora processes include Asbestos Management via the transfer of the dwelling.• The behaviours of tenants will vary and this is sometimes part and parcel of human interactions. It is noted that the provision of housing in this development is for some of the most vulnerable people in our society and some social issues come to the fore when lives are trying to be changed and transformed for the better. <p>Wastewater</p> <ul style="list-style-type: none">• Council has approved the additional connections.
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I Wati	Addressed above.
S Savill (NRC)	The submission is acknowledged. It is noted that the NRC did not consider the flooding, stormwater, earthworks or NES-Freshwater of <u>any</u> concern.
R & E Anderson	The submission relates to anti-social behaviour including a fire related incident and the jumping of fences. As mentioned some further landscaping could be provided along this boundary to alleviate concerns but would not stop this behaviour entirely. It is assumed there is appropriate remedies under the Fencing Act 1978.
B Rouse (HNZPT)	The submission is supported and accepted. Previous works have not shown any issues with respect to the archaeology.
C Sepuloni (Arts, Culture, Heritage)	The submission is accepted and supported.

CONCLUSION

This letter outlines the position of He Korowai Trust in relation to the proposed development and the comments received by various parties. We trust this response is helpful in your decision making process.

Ngā Mihi,



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