

From: [Stuart Savill](#)
To: [papakaingakaitaia.fasttrack](#)
Subject: Papakāinga Development - Kaitaia Consent Application – Invitation to Comment on Draft Conditions
Date: Thursday, 5 August 2021 11:27:35 am
Attachments: [image007.png](#)

Tena koe Alex

I have reviewed the draft conditions and have the following comments to make:

- 1 The consent only references the Far North District Council. Consents for the proposed earthworks are also required from the Northland Regional Council.
- 2 The Regional Council consents include activities under section 14 and 15 of the RMA, being the diversion of stormwater and the discharge of stormwater associated with the earthworks. The stormwater discharge to land includes a “contaminant” (being sediment) that may enter water.
- 3 The erosion sediment control plan has been designed in accordance with GD05 and therefore the potential adverse effects on water quality are likely to be no more than minor. It is considered that additional consent conditions controlling water quality as a result of the discharge from the sediment ponds are not necessary.
- 4 The conditions themselves do not need to be materially altered to incorporate the Regional Council consents.
- 5 Regional Council is comfortable that compliance monitoring of its consents for this proposal can be undertaken by the Far North District Council to avoid duplication.
- 6 It is recommended that a lapsing condition in accordance with the COVID-19 Recovery (Fast-track Consenting) Act 2020 requirements be included in the consent.
- 7 The RMA has a minimum 5 year term if no expiry date is included on a consent. However, to make it clear to the Consent Holder it is recommended that an expiry date be included for the Regional Council consents.

On a matter not directly related to the conditions, it is noted that the earthworks have been assessed by the applicant as being a controlled activity in accordance with Rule C.8.3.2 of the Proposed Regional Plan for Northland (PRP). The application clearly states that the works are within a mapped flood area and so cannot be considered under this rule. The works would therefore need to be assessed under the controlled activity rule C.8.3.3 of the PRP. If however the volume of works in the mapped flood area is greater than 1000 m³ in any 12 month period, then the works cannot be considered under this rule either and would be deemed a discretionary activity under Rule C.8.3.4 of the PRP.

If you require anything further on the above, please contact me.

Ngā mihi

Stuart Savill

Consents Manager

Northland Regional Council » Te Kaunihera ā rohe o Te Taitokerau

Phone 09 470 1210 ext 9101



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From: papakaingakaitaia.fasttrack <papakaingakaitaia.fasttrack@epa.govt.nz>
Sent: Thursday, 29 July 2021 11:34 am
To: papakaingakaitaia.fasttrack <papakaingakaitaia.fasttrack@epa.govt.nz>
Subject: FW: Papakāinga Development - Kaitaia Consent Application – Invitation to Comment on Draft Conditions
Importance: High

Tēnā koe

I apologise but the below email inviting comments on draft conditions **incorrectly** referenced **5 July 2021** as the date comments were to be received by the EPA. The correct date is 5 August 2021. So, comments on draft conditions must be received by the EPA no later than **Thursday 5 August 2021**.

Once again, I apologise for any confusion this may have caused.

Ngā mihi maioha

Alex Erceg ([he/him](#))

Papakāinga Development – Kaitaia Project Leader

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From: papakaingakaitaia.fasttrack <papakaingakaitaia.fasttrack@epa.govt.nz>
Sent: Thursday, 29 July 2021 10:21 am
To: papakaingakaitaia.fasttrack <papakaingakaitaia.fasttrack@epa.govt.nz>
Subject: Papakāinga Development - Kaitaia Consent Application – Invitation to Comment on Draft Conditions

Tēnā koe

You are receiving this email as you provided comment on the Papakāinga Development - Kaitaia Consent Application under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (**the Act**).

Draft Conditions

The Papakāinga Development - Kaitaia Expert Consenting Panel (**the Panel**) has issued their draft conditions of consent on the Papakāinga Development – Kaitaia. In accordance with clause 36(1) of Schedule 6 of the Act, the Panel must now invite comments on their draft conditions from every person who provided comment on the application.

The Panel now invites you to comment on their draft conditions. The draft conditions can be found on the Environmental Protection Authority (**EPA**) website here:

<https://www.epa.govt.nz/assets/Uploads/Documents/Fast-track-consenting/Kaitaia-papakainga/Draft-conditions-and-comments/Kaitaia-Papakainga-draft-conditions-of-consent-28-July-2021.pdf>

Please note, this is an invitation to comment on the draft conditions, as such any comments should be regarding the draft conditions.

Comments on draft conditions must be received by the EPA no later than **Thursday 5 July 2021**.

Please also be aware that:

- References to the Council are highlighted in grey as the various references require checking with the Council as to preferred terminology
- Condition numbers are highlighted in yellow to keep track of cross-references
- Three areas are highlighted in blue with comment boxes where missing documents or information are flagged.

If you have any questions, please contact the Project Leader, Alex Erceg by email at papakaingakaitaia.fasttrack@epa.govt.nz, or by phone on 027 293 6728.

Ngā mihi maioha

Alex Erceg ([he/him](#))

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